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| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 38221<br><br>Karen Johnson Davidson County<br>Batch# 1171461 DEEDWARR<br>08/16/2024 02:17:30 PM 4 pgs<br>Fees: $23.00 Taxes: $2,627.00<br>20240816-0063138 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $710,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 16th day of August, 2024.<br><br>Notary Public<br><br>My Commission Expires: |

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-[illegible]-2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Phillips Builders, LLC<br>2819 Bransford Ave<br>Nashville, TN 37204 | New Owner | Map and Parcel No.:<br>10406028300 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Layng Martine, Jr. and Linda S. Martine, as Trustees of the Martine Tennessee Community Property Trust U/A dated December 21, 2018, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Phillips Builders, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3106 Wellington Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2024.

Layng Martine, Jr., Trustee of the Martine Tennessee Community Property Trust U/A dated December 21, 2018

Linda S. Martine, Trustee of the Martine Tennessee Community Property Trust U/A dated December 21, 2018

STATE OF RHODE ISLAND

COUNTY OF Washington

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Layng Martine, Jr. and Linda S. Martine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Martine Tennessee Community Property Trust U/A dated December 21, 2018, the within named bargainor, and that they as such Trustees of the Trust executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2024.

Notary Public

My Commission Expires: 4-5-25

**Vernon S. Lawrence**
**Notary Public**
**State of Rhode Island**
**ID# 55166**
**Commission Expires 4-5-25**

*Please Return to:*
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 and the Westerly 10 feet of Lot No. 96 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, (erroneously referred to as Book 332, Page 16 in previous Deeds) Register's Office for said County.

Said Lot No. 97 and Part of Lot No. 96 front together 60 feet on the Northerly side of Wellington Avenue and runs back between parallel lines, with the Easterly margin of 32nd Avenue, South, 135 feet to an Alley.

Being the same property conveyed to Layng Martine, Jr., by deed from Jack A. Bureroughs and Jack W. Tenzel dated July 22, 1977 and recorded in Book 5180, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Layng Martine, Jr., and wife, Linda S. Martine, as tenants by the entirety by Quitclaim Deed dated April 20, 1978 from Layng Martine, Jr., through Rose Palmero, Trustee of record in Book 5276, Page 552, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Layng Martine Jr., and Linda S. Martine, equal tenants in common, by Quitclaim Deed dated February 12, 2019 from Layng Martine, Jr., and wife, Linda S. Martine of record in Instrument No. 20190308-0021438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martine Tennessee Community Property Trust under agreement dated December 21, 2018, Layng Martine Jr. and Linda S. Martine, Co-Trustees by Quitclaim Deed from Layng Martine Jr., and Linda S. Martine, dated April 3, 2019 of record in Instrument No. 20190410-0032587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Layng Martine, Jr. and Linda Martine, husband and wife by Quitclaim Deed dated March 9, 2020 from Layng Martine, Jr., and Linda Martine, as Trustees of the Martine Tennessee Community Property Trust under agreement dated December 21, 2018 of record in Instrument No. 20200316-0028694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Layng Martine, Jr. and Linda Martine, as Trustees of the Martine Tennessee Community Property Trust Agreement dated December 21, 2018 by Quitclaim Deed dated March 9, 2020 from Layng Martine, Jr. and Linda Martine, husband and wife, of record in Instrument No. 20200317-0029731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 15, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 15, 2024**.

Date

D Hardwick

Affiant Signature

**August 16, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026