WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$210,000.00~~ $216,936.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/06/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-C-24-907

Karen Johnson
Batch # 1198425
10/25/2024 04:01:34 PM
Fees: $13.00 Taxes: $802.66

Davidson County
DEEDWARR
2 pgs

20241025-0083200

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Phillips Builders, LLC	**Phillips Builders, LLC**	
(NAME)	(NAME)	
907 52nd Ave N	**2819 Bransford Avenue**	**091-07-3I-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES E. MANNING AND ASHLEY MANNING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 5201 Michigan Ave Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230605-0042386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Charles E. Manning, an unmarried person by Warranty Deed from Gregory D. Kucaj and wife Anna F. Voskes dated September 26, 2013 and recorded September 27, 2013, in Instrument No. 20130927-0101731, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Charles E. Manning and Ashley Manning, husband and wife by Quitclaim Deed from Charles E. Manning, a married person, dated August 18, 2020 and recorded September 1, 2020 in Instrument No. 20200901-0099312, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74-75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230605-0042386, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 52nd Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16 DAY OF OCTOBER, 2024.

Charles E. Manning by Margaret Means as Attorney-in-Fact

Attorney in Fact

Ashley Manning by Margaret Means as Attorney-in-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES E. MANNING AND ASHLEY MANNING, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES E. MANNING AND ASHLEY MANNING.

Witness my hand and official seal, this the 16 of OCTOBER, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212