PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1240475 DEEDWARR
02/25/2025 11 21 44 AM 3 pgs
Fees $18 00 Taxes $13,505 00
20250225-0013816

Ivey Title, LLC Ref (DL) Title No : 63915
Dav. Co File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
W. Brantley Phillips Joelle J. Phillips 403 West Tyne Boulevard Nashville, TN 37205	W. Brantley Phillips Joelle J. Phillips 3906 Hobbs Rd. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 13005014000 and 130-05-0-140 01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price Dated December 3, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Brantley Phillips and Joelle J. Phillips, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the Lot of Highlands of Belle Meade Consolidation, on the Plat of record as Instrument No. 20170323-0028587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark W. Price and Rachel S. Price, husband and wife, by Warranty Deed from George E. Mudter, Jr., Trustee of the Magnolia Trust with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary, dated May 31, 2016 and recorded June 1, 2016, of record in Inst No. 20160601-0055249, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 3, 2024, recorded December 17, 2024, of record in Inst. No. 20241217-0097803, corrected by Deed of Correction of record in Instrument No. 20250214-0011366, said Register's Office, subject property was conveyed to Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust, established by the Revocable Trust Agreement of Mark W. Price and Rachel S Price dated December 3, 2024.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Inst No. 20170323-0028587, said Register's Office, to which Plan reference is hereby made for a more complete description; Water Rights Agreement of record in Book 1255, page 580, said Register's Office, Easement to the City of Nashville of record in Book 1644, page 373, said Register's Office, Boundary Line Agreement of record in Inst No 20031124-0170329, said Register's Office, and Easement for the flow of Richland Creek over so much of the premises as may lie therein (Tract II)

This is improved property, known as 403 West Tyne Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 21st day of February, 2025.

JANOCT Living Trust established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price Dated December 3, 2024

Mark W. Price, Co-Trustee

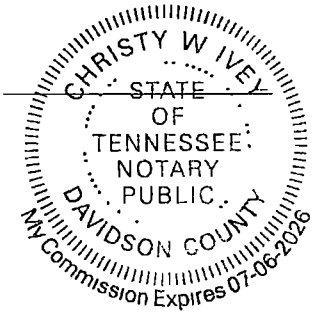
Rachel S. Price, Co-Trustee

State of Tennessee

County of Davidson

On this 21st day of February, 2025 day of February, 2025, before me the undersigned authority, personally appeared Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price Dated December 3, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument with full authority for and as an act of the JANOCT Living Trust and acknowledged the execution as a free act and deed

My Commission Expires: _____



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,650,000 00.

Affiant

Sworn and subscribed before me this 24 day of FEBRUARY, 2025 February, 2025

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025