WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276394 DEEDWARR
05/22/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250522-0040452

File No. KS-25-9696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Shekarabi and Emily Shekarabi	Eric Shekarabi and Emily Shekarabi	
(NAME)	(NAME)	
907 52nd Avenue North	**Property**	091-07-3I-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Phillips Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Shekarabi and Emily Shekarabi, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 and Amended in Instrument No. 20241025-0083198 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 the portion of same property conveyed to Charles E. Manning, an unmarried person by Warranty Deed from Gregory D. Kucaj and wife Anna F. Voskes Kucaj of record in Instrument No. 20130927-0101731 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 27, 2013.

Being the portion of same property conveyed to Charles E. Manning and Ashley Manning, husband and wife by Quitclaim Deed from Charles E. Manning, a married person of record in Instrument No. 20200901-0099312 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on September 01, 2020.

Being the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles E. Manning and Ashley Manning, husband and wife of record in Instrument No. 20241025-0083200 Register's Office for Davidson County, Tennessee, dated October 16, 2024 and recorded on October 25, 2024.

This is property more commonly known as 907 52nd Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 21st day of May, 2025.

Phillips Builders, LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrew Suzore of the state and county mentioned, personally appeared Emma Phillips, Manager of Phillips Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Phillips Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Emma Phillips, Manager of Phillips Builders, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville TN, this 21st day of May, 2025.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



KW 25-9696 Warranty Deed

Certificate of Authenticity

I, Krystal Schuster, 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 **5/21/25**.

Date

Affiant Signature

5/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **May**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)