Name and Address of New Owner:
Timothy Phillips
4000 Anderson Road, 47
Nashville, TN 37217

Send Tax Bills To:
Timothy Phillips
5101 Linbar Drive
J108
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1284308 DEEDWARR
06/13/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20250613-0046169

Map & Parcel No: 136-03-0A-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Port Royal LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Aaron Phillips a/k/a Timothy Phillips, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhouse #47, Building #12, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Port Royal, LLC, by Warranty Deed dated September 6, 2019 from Carla M. Rubeo, single, recorded September 6, 2019 in Instrument No. 20190906-0090064 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2025.

Port Royal LLC

_____(SEAL)
By: Dellana Lowhorn, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of Port Royal LLC, the within named bargainor, and she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Port Royal LLC, by herself as Authorized Agent.

Witness my hand, this 11th day of June, 2025.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$225,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 11th day of June, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-7873-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/11/25 (date of document)

Regina Sullo

Affiant Signature

June 12, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506130046169