Name and Address of New Owner:
Phillips Builders, LLC
1118 Lochland Drive
Gallatin, TN 37066

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1293750 DEEDWARR
07/03/2025 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250703-0052762

Map & Parcel No: 091-13-0-103.00

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, **Robin Cliett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillips Builders, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows:

TRACT 1: The same being the southerly 27 feet of Lot No. 11, the IO feet represented as a closed alley between Lots 11 and 10, and the northerly 18 feet of Lot No. 10 on the Plan of E. T. Brown's Subdivision of an 18 acre tract on Charlotte Pike in the 8th Civil District of Davidson County, which subdivision is of record in Book 332, page 126, Registers office for Davidson County, Tennessee.
Said portions of said Lots Nos. 11 and 10, and said abandoned alley front 55 feet on the easterly side of Cowan Avenue and run back between parallel lines 192 feet to an alley.

TRACT #2: The southerly 27 feet of Lot No. 12 and the northerly 23 feet of Lot No. 11 on the Map of E.T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike in the 8th Civil District of Davidson County, Tennessee.

Said portions of Lot No. 12 and No. 11 front together SO feet on the easterly side of Cowan Avenue and run back between parallel lines 192 feet to an alley.
TRACT #3: Being the southerly 11 1/2 feet of the northerly 23 feet of Lot No. 12 on the Plan of E. T. Brown Trustee's Subdivision of an 18 acre tract on the Charlotte Pike as of record in Book 332, page 126, Registers office for said County. Said part of said Lot No. 12 fronts 11 1/2 feet on the easterly side of Cowan Avenue and runs back between parallel lines, 192 feet to an alley.

Being the same property conveyed to Richard M. Summers and wife Olive C. Summers, of record in Book 5162, page 960, Registers office for Davidson County, Tennessee, Richard M. Summers having died in 1999.

INCLUDED in the above description but excluded is the following described parcel which was conveyed to the State of Tennessee by instrument No, 20011214-0138455, Registers office for Davidson County, Tennessee.

Beginning at a point on the east existing right of way of Eastboro Drive, said point located on the proposed right of way of Relocated Twin Street, and being 11,000 meters (36.09 feet), more or less, left of Relocated Twin Street survey centerline station, 1+571.000, more or less; thence south 63 degrees, 41 minutes 36 seconds east along the proposed right of way of Relocated Twin Street and being 8.529 meters (27.984 feet) to a point 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station

1+577.926; thence north 81 degrees 49 minutes 40 seconds east along the proposed right of way of Relocate Twin Street and being 51.265 meters (168.192 feet) to a point on the west existing right of way of a 3.66 meter (12 foot) wide alley, said point being 6,050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 1+629.191; thence south 84 degrees 15 minutes 11 seconds west along the existing right of way of Twin Street, and being 58.477 meters (191.853 feet) to a point of intersection with the with the east existing right of way of Eastbend Avenue; thence north 05 degrees 03 minutes 00 seconds west along the existing right of way of Eastbend Avenue, and being 12.212 meters (40.065 feet) to the point of Beginning, containing 0.0521 hectares (0.120 acres), more or less. Being a portion of the same property conveyed to the Grantor of record in Deed Book 5162, page 960, Registers office for Davidson County, Tennessee.

Being the same property conveyed to John R. Summers and Jamie D. Birdwell, now known as Jamie Summers, on September 10, 2003, by deed from Richard Harold Summers, filed for record on September I0, 2003, in Instrument No. 200309100132161, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Robin Cliett by Warranty Deed dated January 27, 2006 from John R. Summers and wife Jamie Summers, recorded February 6, 2006 in Instrument No. 20060206-0014616 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.

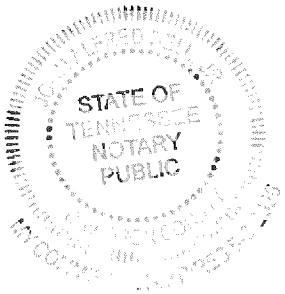
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2025.

_____(SEAL)
Robin Cliett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2025, before me personally appeared Robin Cliett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2025.



_____
Notary Signature
My commission expires:

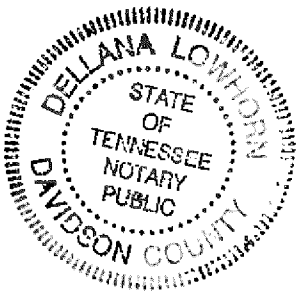
AFFIDAVIT OF VALUE

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 $375,000.00, 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 3rd day of July, 2025.



_____
Notary Public
My commission expires: 3/6/29
File No. 2025-8048-RS

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 7/3/25 (date of document)

Regina Sullo

Affiant Signature

July 3 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of July, 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

202507030052762