WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1298163 | DEEDWARR
07/16/2025 11 10 25 AM | 2 pgs
Fees $13 00 Taxes $2,738 30

20250716-0056135

W-PB-24-4027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,082 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-08-2028

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	MAP/PARCEL NUMBER(S)
Welcome Home Ministries	**NEW OWNER**	
(NAME)	(NAME)	**061-10-0-211.00** **061-10-0-055.00**
PO Box 100183		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, **E. PHILLIPS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WELCOME HOME MINISTRIES, A TENNESSEE NON-PROFIT CORPORATION,** 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.

Property 1: (Map/Parcel 061-10-0-211.00 for informational use)

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Resubdivision of Lot 146 Maplewood Heights Subdivision as of record in Plat Book 5190, Page 427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2: (Map/Parcel 061-10-0-055.00 for informational use):

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 146 Maplewood Heights Subdivision, as of record in Book 5190 Page 427, Registers Office for Davidson County, Tennessee to which plan reference is herein made for a more complete legal description of the property.

Being the same property conveyed to E. Phillips Investments LLC, a Tennessee limited liability company by Warranty Deed from Clear Blue Equity, LLC, a Tennessee limited liability company, dated September 18, 2023 and recorded September 19, 2023 in Instrument No 20230919-0073516, Register's Office of Davidson County, Tennessee.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5190, Page 427, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 547, Page (s) 77 and 78, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, Page 535, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4027 & 4031 Edwards Ave., Nashville, Tennessee 37216**.

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 11th DAY OF JULY, 2025

E. Phillips Investments, LLC

BY: Harry Edward Phillips

Harry Edward Phillips
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY EDWARD PHILLIPS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of E. PHILLIPS INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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