Karen Johnson Davidson County
Batch# 1300711 DEEDWARR
07/22/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,935.80
20250722-0057880

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,334,000.00.

Carmen Costa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2025.

April Sumrud
Notary Public
MY COMMISSION EXPIRES: 12-19-2028

File #25-TC-1700-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teny Toros Sahakian	NEW OWNER	
(NAME)	(NAME)	**082 05 0G 003.00**
1700 5th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,

KENNETH S. PHILLIPS, II AND UYKIA S. PHILLIPS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TENY TOROS SAHAKIAN, AN UNMARRIED WOMAN AND ALEXANDER RAYMOND AMAN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Being Unit No. 3, on the Plan of THE BROWNSTONES AT 5 & G, A HORIZONTAL PROPERTY REGIME with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones At 5 & G, a horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214, First Amendment of record in Instrument No. 20121106-0102552 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of The Brownstones At 5 & 6, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being the same property conveyed to Kenneth S. Phillips II and Uykia S. Phillips, husband and wife, by Warranty Deed from Trust Development, LLC of record in Record Instrument Number 20140224-0015564, in the Register's Office of Davidson County, Tennessee, dated February 18, 2014 and recorded on February 24, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK ADDITION, as recorded in Plat Book 21, Page 7.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110729-0058214; amendment recorded in Instrument No. 20121106-0102552.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120207-0010885.
* Easement for Right of way, recorded in Book 8397, Page 963.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1700 5th Avenue North, Nashville, TN 37208.

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 18th day of July, 2025.

Kenneth S. Phillips, II

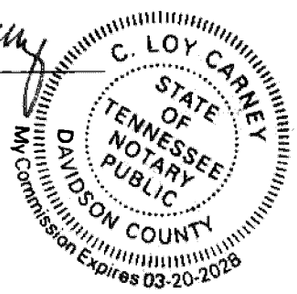
Uykia S. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2025, before me personally appeared Kenneth S. Phillips, II, 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 18th day of July, 2025.

Notary Signature
My commission expires:

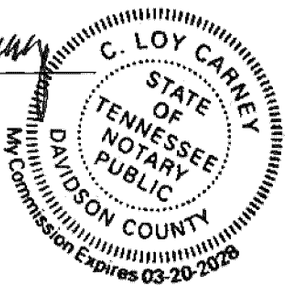


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2025, before me personally appeared Uykia S. Phillips, 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 18th day of July, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 18. 2025.

Affiant Signature

22nd day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028