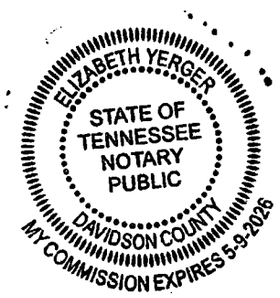
Karen Johnson
Batch # 1309515
08/13/2025 10:11:46 AM
Fees: $13.00 Taxes: $2,023.90
Davidson County
DEEDWARR
2 pgs
20250813-0064403

WARRANTY DEED



File No. AP-25-10587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2025

Elizabeth Yerger
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Davidson Family Trust dated August 5, 2025	New owner	
(NAME)	(NAME)	143-03-0E-005.00-CO
7015 Westside Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Donald Christopher Phillips II, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Davidson Family Trust dated August 5, 2025,** 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. 5 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66, Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit "B" to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Donald Christopher Phillips II, an unmarried person by Warranty Deed from Boost Commons II, LLC, a Tennessee limited liability company of record in Instrument No. Instrument No. 20200916-0105749 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 16, 2020.

This is property more commonly known as 7015 Westside Circle, Nashville, TN 37205.

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 12th day of August, 2025.

Donald Christopher Phillips, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Donald Christopher 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 12th day of August, 2025.

Notary Signature
My commission expires: 3-3-2024

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203