Name and Address of New Owner:
Phillips Builders, LLC
662 Vernon Avenue
Nashville, TN 37209

Send Tax Bills To:
Phillips Builders, LLC

Karen Johnson Davidson County
Batch# 1320624 DEEDWARR
09/10/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250910-0072183

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

Map & Parcel No: 091-05-0-146

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, **James R. Dashtizadeh**, "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 Grantees," 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:

BEING the southerly one-half of Lot No. 19 on the map showing the re-subdivision of Westover, as of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Dashtizadeh, sole heir at law of Ali Reza Dashtizadeh, by PERSONAL REPRESENTATIVE'S QUITCLAIM DEED dated November 7, 2023 from Estate of Ali Reza Dashtizadeh, recorded October 15, 2024 in Instrument No. 20241015-0079943 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 9th day of September, 2025.

The Estate of Ali Reza Dashtizadeh

_____(SEAL)
James R. Dashtizadeh, Administrator

_____(SEAL)
James R. Dashtizadeh, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared James R. Dashtizadeh, 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 9th day of September, 2025.

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

_____
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 $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

Sworn to and subscribed before me this
9th day of September, 2025.

_____
Notary Public
My commission expires: _____
File No. 2025-8298-MA

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 September 9, 2025 (date of document)

Regina Sullo

Affiant Signature

9-9-2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 9 day of September, 20 25

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