Karen Johnson Davidson County
Batch# 1334643 DEEDWARR
10/15/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $11,692.00
20251015-0082197

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. DH-25-11211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2025

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
Patrick W. Phelps and Sarah D. Phelps	New Owner	
(NAME)	(NAME)	
2109 10th Avenue South		105-13-0-158.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Porter Family Limited Partnership, a Tennessee Partnerhsip**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick W. Phelps and Sarah D. Phelps, husband and wife**, 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 the North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the plan of McAlister property and being a subdivision of part of Lot No. 3 on the plan of W.L.B. Lawrence Land of record in Plat Book 421, Page 10 and Book 21, Page 148, register's office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the Westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

Being the same property conveyed to Porter Family Limited Partnership, a Tennessee Partnership by Warranty Deed from KE Holdings, LLC, a Mississippi Limited Liability Company of record in Instrument No. 20231121-0090638 Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 21, 2023.

This is property more commonly known as 2109 10th Avenue South, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 9th day of October, 2025.

Porter Family Limited Partnership, a
Tennessee Partnership

By: _____
Joseph Dale Porter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joseph Dale Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized agent of Porter Family Limited Partnership, the within named bargainor, a Tennessee Partnership, and that he as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as authorized agent.

Witness my hand, at office, this 9th day of October, 2025.

_____
Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State
of
Tennessee
Notary
Public
Davidson County

True Copy Certification

I, **Denise Woods,** 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 this the 9 day of October, 2025.

Denise Woods
Affiant Signature
Date 10/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

