WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335342 DEEDWARR
10/17/2025 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20251017-0082857

S-BR-25-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Becca Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

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)
Jennifer N. Beach	Rocket Mortgage, LLC	
(NAME)	(NAME)	**149-01-0B-026.00-CO**
517 Eversholt Ct	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226	
(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, **KEVIN PHILIPS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER N. BEACH, AKA JENNIFER BEACH, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 311, as shown on the map entitled Picadilly Square, Phase 3, of record in Plat Book 6250, Page 892 through 894 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Phillips, a single man by Warranty Deed from Alvin W. Lee, single man of record in Instrument No. 20190206-0011230 Register's Office for Davidson County, Tennessee, dated February 1, 2019 and recorded on February 6, 2019.

This conveyance is subject to:
• Taxes for the year 2025, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 892 through 894, inclusive, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, as corrected in Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190 and Book 6830, page 739, Register's Office for Davidson County, Tennessee.
• By-Laws of Piccadilly Square Homeowners Association, Inc. of record in Book 6295, Page 572, as amended in Book 6236, page 708, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, in the Register's Office for Davidson County, Tennessee.
• Charter of Piccadilly Square Homeowners Association, Inc of record in Book 6236, Page 703, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, Book 6300, page 439, and Book 7288, page 963, in the Register's Office for Davidson County, Tennessee.
• Deed conveying the open space to Piccadilly Square Homeowners Association, Inc. of record in Book 6236, page 680, as corrected in Book 6295, Page 503, and Book 6496, page 99, and Book 7778, page 366 in the Register's Office for Davidson County, Tennessee.
• Amendments to Information Brochure of record in Book 6236, Page 726, Book 6295, page 596, and Book 6295, page 602, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, Page 259, Book 6251, page 616, Book 6530, page 819, Book 6530, page 823, Book 6846, page 606, Book 6846, page 653, Book 7748, page 432, Book 7748, page 478, and Book 7883, page 280, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6186, Page 238, Book 6782, page 518, in the Register's Office for Davidson County, Tennessee.
• Easement for Utilities of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.

- Easement for Graveyard, Ingress & Egress of record in Book 854, Page 73, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10435, Page 902, 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: **517 Eversholt Ct, Antioch, Tennessee 37013**.

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 15th DAY OF OCTOBER, 2025.

Kevin Philips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN PHILIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/15/2025 (**date of document**).

Affiant Signature

10/15/25

Date

State of TENNESSEE
County of SUMNER

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

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029