Name and Address of New Owner:
Robert Martin
568 Phipps Dr
Nashville, Tennessee 37218
Send Tax Bills To:
Robert Martin
568 Phipps Dr
Nashville, Tennessee 37218

Karen Johnson Davidson County
Batch# 1340251 DEEDWARR
10/30/2025 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20251030-0086453

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 058 11 0 153.00

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, **568 Phipps Holdings LLC**, a Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Martin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the PLAN OF ROYAL HILLS, SECTION 3 as of record in Book 4860, Page 47, 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 568 Phipps Holdings LLC, a Limited Liability Company, by Warranty Deed from Reindeer Renovations, LLC, of record in Instrument No. 20250730-0060154, in the Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on July 30, 2025.

Being the same property conveyed to Reindeer Renovations LLC, a Tennessee Limited Liability Company, by Warranty Deed from Teresa Morgan, Administrator of Estate of Christopher DeShun Avent, and Teresa Morgan, Conservator of Kendrick Devon Frazier, of record in Instrument No. 20250728-0059357, in the Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on July 28, 2025.

Being the same property conveyed to Christopher DeShun Avent and Kendrick Devon Frazier, unmarried persons, as tenants in common, by Administrator's Quit Claim Deed from Michael M. Castellarin as Administrator C.T.A. of the Estate of Dianne Avent, Davidson County Probate Court Docket No: 11P-847, of record in Instrument No.

20120510-0040587, in the Register's Office of Davidson County, Tennessee, dated May 08, 2012, and recorded on May 10, 2012. Christopher Avent died on or around March 20, 2016, intestate. See Probate No. 23P96 in in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Teresa Morgan has been appointed Conservator over Kendrick Frazier. See Case No. 11P348 of the Conservatorship of Kendrick Frazier in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Dianne Avent, a single person, by Warranty Deed from Collice Goldthreate, Jr., and wife, Ann L. Goldthreate, of record in Book 8454, Page 537, in the Register's Office of Davidson County, Tennessee, dated September 30, 1991, and recorded on October 01, 1991. Dianne Avent died on or around July 22, 2010, testate, leaving heirs as recorded in Probate No. 11P847 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 28th day of October, 2025.

568 Phipps Holdings LLC

By: _____ (SEAL)
James Nathaniel Gilliam, President

By: _____ (SEAL)
Joshua Mariano Terranova, Vice President

By: _____ (SEAL)
Matthew Jay Colburn, II, Chief Operating Officer

By: _____ (SEAL)
Ahmad De'Ari Thomas, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2025, before me personally appeared James Nathaniel Gilliam, President of 568 Phipps Holdings LLC, Joshua Mariano Terranova, Vice President of 568 Phipps Holdings LLC, Matthew Jay Colburn, II, Chief Operating Officer of 568 Phipps Holdings LLC, and Ahmad De'Ari Thomas, Secretary of 568 Phipps Holdings LLC, 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 28th day of October, 2025.



Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2025.



Notary Signature
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 October 28, 2025.

October 30, 2025

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 30 day of October, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026