Name and Address of New Owner:
Phillips Builders, LLC
1118 Lochland Drive
Gallatin, TN 37066

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1342094 DEEDWARR
11/04/2025 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $5,032.00
20251104-0088017

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

Map & Parcel No:
090 08 2E 001.00 & 090 08 2E 002.00 (646-A & 646-B)
090 08 2D 001.00 &090 08 2D 002.00 (646-C & 646-D)
090084T00100CO
090084T00200CO
090084W00100CO
090084W00200CO

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, **T & M Development, LLC, a Tennessee Limited Liability Company**, "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 Grantee," the following described real estate in Davidson County, Tennessee:

Certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Units A and B, as established by Declaration of Covenants, Conditions and Restrictions for 617 James Avenue Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record as Instrument No. 20220712-0080231 and being shown on Plat attached thereto as Exhibit "B", in the Register;s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to T & M Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company and T. Chad White, as Attorney-in-Fact dated April 21, 2022 and recorded on April 21, 2022 of recorded in Instrument No. 20220421-0046447, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 090 08 4T 001.00 and 090 08 4T 002.00
Being also known as 617 - A, James Ave, Nashville, 37209 and 617 - B, James Ave, Nashville, 37209

Parcel 2:

Land in Davidson County, Tennessee, being Units A and B, on the Plan of 610 Annex Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20221018-0113832, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

of the property.

Being the same property conveyed to T & M Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company and T. Chad White, as Attorney-in-Fact dated April 21, 2022 and recorded on April 21, 2022 of recorded in Instrument No. 20220421-0046444, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 090 08 4W 001.00 and 090 08 4W 002.00
Being also known as 610 - A, Annex Ave, Nashville, 37209 and 617 - B, Annex Ave, Nashville, 37209

Parcel 3:

Land in Davidson County, Tennessee, being Units A and B, on the Plan of 646-A/B James Avenue Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20230328-0022634, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to T & M Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company and T. Chad White, as Attorney-in-Fact dated April 21, 2022 and recorded on April 21, 2022 of recorded in Instrument No. 20220421-0046438, in the Register's Office of Davidson County, Tennessee.

Parcel Nos.: 090 08 2E 001.00 &090 08 2E 002.00 (646-A & 646-B)

Being also known as 646 - A, James Ave, Nashville, 37209 and 646 - B, James Ave, Nashville, 37209

Parcel 4:

Being Units C and D of the 646-C/D James Avenue Townhomes as set forth in the Declaration of Covenants, Conditions and Restrictions for 646-C/D James Avenue Townhomes recorded March 28, 2023 as Instrument No. 20230328-0022631

Being part of the same property conveyed to T & M Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company and T. Chad White, as Attorney-in-Fact dated April 21, 2022 and recorded on April 21, 2022 of recorded in Instrument No. 20220421-0046438, in the Register's Office of Davidson County, Tennessee.

Parcel Nos.: 090 08 2D 001.00 & 090 08 2D 002.00 (646-C & 646-D)

Being also known as 646 - C, James Ave, Nashville, 37209 and 646 - D, James Ave, Nashville, 37209

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Grantor having a right of first refusal, which expires five months from the date of the deed, first right of refusal expires: 05/03/2026. The right of first refusal, which shall survive the closing, shall obligate Grantee to give notice to Grantor of any contract for sale between Grantee and a bona fide third-party to purchase the Property proffered to close within a five (5) month period post-closing hereunder and, in response to such notice during such period, Grantor shall have the right to repurchase the Property for the Sales Price of their contract upon giving written notice in response to Grantee within ten (10) days of Grantor's receipt of Grantee's notice. Notwithstanding the foregoing, Grantor's repurchase right does not apply to any sale of a constructed dwelling on the property even if within the five (5) month period.

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 4th day of November, 2025.

T & M Development, LLC

By: _____

T. Chad White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, T. Chad White, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of T & M Development, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of T & M Development, LLC, by himself as Authorized Agent.

Witness my hand and seal, this 4th day of November, 2025.

_____
Notary Signature

Printed Name: Erica Ellis

My commission expires: 3-8-28

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

AFFIDAVIT OF VALUE

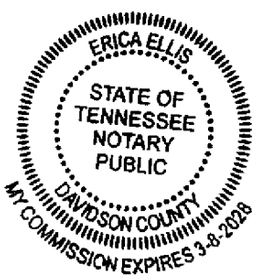
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,360,000.00, 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 4th day of November, 2025.

Notary Signature
My commission expires:



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 November 4, 2025 (date of document)

Affiant Signature

November 4, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of November, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

