RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1342434 DEEDWARR
11/06/2025 10:10:15 AM 2 pgs
Fees: $13.00 Taxes: $754.80
20251106-0088461

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| 568 Phipps Holdings, LLC | New Owner | 059-15-0-055.00 |
| (NAME) | (NAME) | |
| 731 Work Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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 considerations, the receipt of which is hereby acknowledged, **Valarie Lynn Williams, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **568 Phipps Holdings, LLC**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 149 on the Plat of Haynes Manor, Section 1, as of record in Book 3700, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot fronts 75 feet on the southerly side of Work Drive and extends back between parallel lines, 135 feet to a dead line in the rear.

Being the same property conveyed to Mack Holt and wife, Edith Holt by Warranty Deed from Proctor Homes, Inc, dated 03/20/1967, of record in Book 4114, Page 269, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edith Holt by Quitclaim Deed from Mack Holt, dated 08/09/1985, of record in Book 6644, Page 500, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edith Holt and Joan Morris, as tenants in common by Quitclaim Deed from Edith Holt, dated 08/21/2001, of record in Instrument No. 20010822-0090499, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Morris by Quitclaim Deed from Edith Holt and Joan Morris, dated 04/27/2004, of record in Instrument No. 20040429-0048523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valarie Lynn Williams by Quitclaim Deed from Joan Morris, dated 05/26/2022, of record in Instrument No. 20220601-0063003, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 731 Work Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 4th day of November, 2025.

Valarie Lynn Williams

Valarie Lynn Williams

State of Tennessee
County of ~~Wilson~~ Davidson U-A

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valarie Lynn Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Unity Anderson

Notary Public:
My Commission Expires: May 8, 2029

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

My Commission Expires
May 8, 2029

