Karen Johnson Davidson County
Batch# 1363837 DEEDWARR
12/31/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20251231-0104061

WARRANTY DEED

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Jan. 11, 2026

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Nancy L. Phillips - Co Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: Jan. 11, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina Kamel	SAME AS NEW OWNER	117-03-0-O-001.00 CO
(NAME)	(NAME)	
2929 Sharon Hill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **William Keith Phillips Preservation Trust, dated April 13, 2009,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mina Kamel,** 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:

Certain real estate located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A, Homes at 2931 Sharon Hill Circle, a Horizontal Property Regime with Private Elements, as shown by plat of record in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240726-0056642, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man, and Lee M. Burklow, a married man, as tenants in common, by Warranty Deed from Julian W. Moore, Jr., an unmarried man, dated April 5, 2023, of record in Instrument No. 20230410-0025584, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Al Phillips, Jr. and Nancy L. Phillips, Co-Trustees of the William Keith Phillips Preservation Trust dated April 13, 2009, by Warranty Deed from Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man and Lee M. Burklow, a married, as tenants in common, dated April 1, 2023, of record in Instrument No. 20240402-0022656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2929 Sharon Hill Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plan of record in Book 1424, page 115; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240726-0056642; Declaration of Restrictions and Covenants for

SCMs for Regulated Residential Infill of record in Instrument No. 20240909-0069310; all of record in the 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 hand this 26 ft 29th day of December, 2025.
BS

Nancy L. Phillips, as CO-Trustee

Nancy L. Phillips, Trustee of the William Keith Phillips
Preservation Trust, dated April 13, 2009

State of Tennessee
County of ~~Williamson~~ Davidson
GS

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nancy L. Phillips, Trustee of the William Keith Phillips Preservation Trust, dated April 13, 2009, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this 26 ft ~~29~~th day of December, 2025.
BS BS

Bette Shulman

Notary Public
My Commission Expires: Jan. 11, 2026

File No.: 39807

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Jan. 11, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 26, 25 (date of document).

Jennifer L Pennell

Dec 30, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 30, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

