Name and Address of New Owner:
Jamie Breshears
669B Westboro Drive
Nashville, TN 37209

Send Tax Bills To:
United Home Loans, Inc
1023 Burlington Ave
Western Springs, IL 60558

This Instrument Prepared By:
Magnolia Title & Escrow, LLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 090-12-0H-002.00

Karen Johnson Davidson County
Batch# 1384410 DEEDWARRSP
02/23/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,360.60
20260223-0014329

SPECIAL/LIMITED 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, **Phillips Builders, 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 **Jamie Breshears, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 669 WESTBORO DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 669 WESTBORO DRIVE, a Horizontal Property Regime, of record in Instrument No. 20241016-0080085, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jerry W. Blair and wife, Joy S. Blair by Warranty Deed from Jerry W. Blair and Bernard Sanderson of record in Book 5082, Page 831, Register's Office for Davidson County, Tennessee, dated October 26, 1976 and recorded on October 28, 1976.

Being a part of the same property conveyed to Phillips Builders, LLC a Tennessee limited liability company by Warranty Deed from Jerry W. Blair and wife, Joy S. Blair, dated September 30, 2024 and recorded October 1, 2024 in Instrument No. 20241001-0075789, Register's Office of Davidson County, Tennessee.

202602230014329

This is property more commonly known as: 669B Westboro Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 18th day of February, 2026.

Phillips Builders, LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Emma Phillips, Manager with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Manager, respectively, of **Phillips Builders, LLC,** the within named bargainor, a Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 18th day of February, 2026.

_____
Notary Public
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$638,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Brashear
(Affiant)

Sworn to and subscribed before me this
19th day of February, 2026.

_____
Notary Public
My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. KS-26-1218

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of February, 2026.

Affiant Signature
Date 2/19/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

