Karen Johnson Davidson County
Batch# 1395165 DEEDWARR
03/19/2026 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260319-0022044

This Instrument Prepared By:
PARAMOUNT MURFREESBORO TITLE & ESCROW
303 N. Walnut St.
Murfreesboro, Tennessee 37130
615-928-2880

ADDRESS NEW OWNER
PHILIP JOSEPH GEORGE, III
901 McMahan Ave.
Nashville, TN 37216

SEND TAX BILLS TO
Studio Bank
124 12th Ave. S.
Suite 400
Nashville, TN 37203

MORTGAGEE

MAP PARCEL NO.
061-10-0-138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VERNON FAMILY HOLDING, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **PHILIP JOSEPH GEORGE, III, an unmarried man,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 8, Phillips Subdivision, according to plat and survey of same appearing of record in Plat Book 2083, page 41, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 8 fronts 60.72 feet on the Westerly side of McMahan Avenue and runs back 181.29 feet on the northerly line and 144.25 feet on the Southerly line to a deed line in the rear measuring 134.71 feet thereon.

Being the same property conveyed to Vernon Family Holding, LLC, a Tennessee limited liability company, by Warranty Deed dated August 2, 2023, of record in Instrument No. 20230804-0060427, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 2083, page 41; and to public utility easements of record in Book 2203, page 597, and Book 2248, page 637, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat as set forth above, and of record in Book 2198, page 127; amended Book 2242, page 373, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 901 McMahan Avenue, Nashville, TN 37216.

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 9th day of March, 2026.

VERNON FAMILY HOLDING, LLC,
a Tennessee limited liability company

By: Randall Lamar Vernon
Randall Lamar Vernon,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Randall Lamar Vernon,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Vernon Family Holding, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee limited liability company, and that he as such authorized Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such authorized Chief Manager.

WITNESS MY HAND and official seal at office on the 9th day of March, 2026.

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 01-22-2030

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$420,000.00.**

Carmen Coats
AFFIANT

Subscribed and sworn to before me on this 16 day of March, 2026.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

NOTARY PUBLIC
My Commission Expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 17. 2026

Affiant Signature

19th day of March, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

