WARRANTY DEED

Karen Johnson Davidson County
Batch # 1409217 DEEDWARR
04/21/2026 03:07:10 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20260421-0032939

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $120,000.00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2026.

Candis A Thornton
Notary Public

MY COMMISSION EXPIRES:

1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Michael Shane Ruffin	Michael Shane Ruffin	103-02-0C-141.00-CO
(NAME) 261 White Bridge Pike, 141	(NAME) 261 White Bridge Pike, 141	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Tyler Phillips, single, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Michael Shane Ruffin , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 141 of West End Terrace Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Terrace Condominium of record in Book 6657, Page 549, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed.

Being the same property conveyed to Michael A. Solomon and Kristine R. Solomon, husband and wife by Warranty Deed from Albert P. Lamb, Trustee of The Dowe P. Carter Revocable Living Trust dated September 5, 2014 of record in Instrument No.

20230620-0046646 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 20, 2023.

Being the same property conveyed to Tyler Phillips, single by Warranty Deed from Michael A. Solomon and Kristine R. Solomon, husband and wife of record in Instrument No. 20240528-0039562 Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on May 28, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 261 White Bridge Pike, 141, Nashville, TN 37209

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 16 day of April, 2026.

Tyler Phillips

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson mmd

On this 16th day of April, 2026, before me personally appeared Tyler Phillips, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2026.

Notary Signature
My commission expires: 05/23/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26261-141