Karen Johnson Davidson County
Batch# 1415177 DEEDWARR
05/04/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260504-0039393

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $915,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2026.

Notary Public

My commission expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Laura Philpott and John H. Philpott	**New Owner**	**104-15-0M-006.00CO**
511 Little Channing Way		
Nashville, TN 37212		

FOR AND IN 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, WE,

Linden Row Residential, LLC, a Delaware Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Laura Philpott and John H. Philpott, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 511 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by deed from The Catholic Diocese of Nashville, of record in Instrument No. 20180725-0072484, dated July 17, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters of record in Book 332, Page 56, in the Register's Office for Davidson County, Tennessee.
c. Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
d. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
e. Notice of Completion of record in Instrument No. 20201214-0147343 and Instrument No. 20241206-0094944, in the Register's Office for Davidson County, Tennessee.
f. Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 511 Little Channing Way, Nashville, TN 37212.

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 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/our hand(s) this 23rd day of April, 2026.

Linden Row Residential, LLC,
a Delaware Limited Liability Company

By: Electrical Capital Advisors III, LLC,
a DE limited liability company,
as the Managing Member thereof

By: SBW Enterprises, LLC,
a DE limited liability company
as the Manager thereof

By: _____
Scott Woosley, Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, of the state and county mentioned, personally appeared Scott Woosley, Manager of SBW Enterprises, LLC, as the Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the Managing Member thereof Linden Row Residential, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of SBW Enterprises, LLC, a DE limited liability company, as Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the Managing Member thereof Linden Row Residential, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Woosley, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Manager.

Witness my hand and seal, this 23 day of April, 2026.

_____
Notary Signature
My commission expires: _____

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: 26-68

Tennessee Certification of Electronic Document

I, George Mudter 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 April 30, 2026 (date of document).

Affiant Signature

5/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027