Karen Johnson Davidson County
Batch# 1417402 DEEDWARR
05/07/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260507-0041245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 8-24-2027

B-YB-26-603

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Phillips Builders, LLC	**NEW OWNER**	
(NAME) **603 James Avenue**	(NAME) **2819 Bradford Ave**	**090 08 0 089.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YELLOW BALL DEVELOPMENT GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of WEST NASHVILLE ANNEX of record in Plat Book 332, Page 24, 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 the same property conveyed to Yellow Ball Development GP, by Warranty Deed from Kyle Hughes Judd, a single man, of record in Instrument No. 20180629-0063401, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page(s) 24.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenenats recorded in Book 4395, Page 720.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **603 James Avenue, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6 DAY OF MAY, 2026.

Yellow Ball Development, GP

By: D & J Properties of Tennessee, LLC
Its: Partner

By: Jeff Gaw
Its: Authorized Member

By: JMR Investments, LLC
Its: Partner

By: Jody Roberts
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY D. GAW, 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 the AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 6 of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH M. ROBERTS, III, 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 the MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 6 of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christina Higgins, 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 5/6/2026.

Date

Affiant Signature

5/6/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029