Karen Johnson Davidson County
Batch# 1417899 DEEDWARR
05/08/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.13
20260508-0041542

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **to Andrew Hunt, a married man and Jeremy Holley, a married man and Michael Frazee, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Andrew Palmer,** a Single Person, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1621A on the Plan of Homes at 1621 Northview Avenue,, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241022-0082153, 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 a portion of the same property conveyed to N and C Properties by Warranty deed from E. Clive Anderson, Jr and Steven T. Anderson of record in Book 7547, page 252, Register's Office for Davidson County, Tennessee, dated May 17, 1988 and recorded on May 18, 1988.

Being part of the same property conveyed to Andrew Hunt, a married man and Jeremy Holley, a married man and Michael Frazee, a married man by Warranty Deed from N and C Properties of record in Instrument No. 20240701-0049167 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 01, 2024. The Grantor's nor the Grantor's Spouses or issue have resided in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1621 A Northview 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Phillip Andrew Palmer **1621 A Northview Avenue** **Nashville, TN 37216**	Beeline Loans, Inc. 188 Valley St. Providence, RI 02909	**072-10-0K-001.00**

WITNESS THE EXECUTION HEREOF this 29th day of April, 2026.

Andrew Hunt

Jeremy Holley

Michael Frazee

State of Tennessee)
County of Davidson)

On this 29th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Hunt, Jeremy Holley and Michael Frazee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 874,900.00.**

Affiant

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

Notary Public

My Commission Expires: 12/19/28

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

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 May 1. 2026

Affiant Signature

7th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028