Karen Johnson Davidson County
Batch # 1449030 DEEDWARR
07/20/2026 09:32:38 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20260720-0065139

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 190
Nashville, TN 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$360,000.00** (Three Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of July, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027
(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| **ADDRESS NEW OWNER(S) AS FOLLOWS:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBER:** |
|---|---|---|
| Samuel Thomas Phillips and Brian Spurlock<br>3112 Lumberjack Road<br>Nashville, TN 37214 | New owner | 108-08-0-015.00 |

## WARRANTY DEED

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, I/WE, **JARROD LEDFORD, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SAMUEL THOMAS PHILLIPS AND BRIAN SPURLOCK, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 174 on the Plan of Larchwood, Section Two of record in Plat Book 5200, Page (s) 57 through 59, inclusive, 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 Jarrod Ledford, an unmarried woman by Warranty Deed from Bluff Haven Realty, LLC of record in Instrument No. 20091113-0104887 Register's Office for Davidson County, Tennessee, dated November 10, 2009 and recorded on November 13, 2009.**

**Jeffrey M. Grissim executes this instrument as Attorney-in-Fact on behalf of Jarrod Ledford, pursuant to the Power of Attorney recorded in Instrument No.** 20260720-0065138 **Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**3112 LUMBERJACK ROAD**<br>**NASHVILLE, TN 37214** |
|---|---|---|

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. Whenever 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,** this 15th day of July, 2026

Jarrod Ledford

By: Jeffrey M. Grissim, as his Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 15th day of July, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument on behalf of Jarrod Ledford, and acknowledged that he executed the same as the free act and deed of the said Jarrod Ledford.

Witness my hand and official seal on this the 15th day of July, 2026.

Notary Public

Commission Expires: 09.03.2029

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 3 2029