Karen Johnson Davidson County
Batch# 1466836 DEEDWARR
09/02/2026 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,247.75
20260902-0081042

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-3057

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Paul Phillips and Marissa Mae Dupee 5602 Lozier Street #A Nashville, TN 37209	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	091-10-3A-002.00-CO

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,

Charlotte L. Cox NKA Charlotte L. Capps, a married woman and Elizabeth R. Cox, a married woman, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Paul Phillips, an unmarried man, and Marissa Mae Dupee, a single woman, as joint tenants with right of survivorship

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 A as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes at 5602 Lozier, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20200514-0050333, amended as Instrument No. 20210125-0010191, Register's Office for Davidson County, Tennessee. By-Laws shown on Exhibit "B" included in the Declaration of Covenants, Conditions, and Restrictions for Homes at 5602 Lozier.

Being the same property conveyed to Charlotte L. Cox, an unmarried woman and Elizabeth R. Cox, a married woman, as joint tenants with right of survivorship by Warranty Deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210303-0027765 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021. Subject property having never been the primary residence of Elizabeth R. Cox nor her Spouse. Charlotte L. Cox having since married and is NKA Charlotte L. Capps. Jackson Capps hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 5602 Lozier Street #A, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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.

Dated this the 25 day of August, 2026.

Elizabeth R. Cox

Elizabeth R. Cox

STATE OF ARKANSAS
COUNTY OF Pulaski

On this 25 day of August, 2026, before me personally appeared Elizabeth R. Cox, 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 25 day of August, 2026.

Notary Signature
My commission expires: 6-14-29

STATE OF NOTARY PUBLIC ARKANSAS
THURMAN CHAPPELL
JEFFERSON COUNTY
Commission # 12372369
My Commission Exp. 6/14/2029

Dated this the 25th day of August, 2026.

Charlotte L. Capps

Jackson Capps

STATE OF Tennessee
COUNTY OF Williamson

On this 25th day of August, 2026, before me personally appeared Charlotte L. Capps and Jackson Capps, 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 25th day of August, 2026.

Notary Signature
My commission expires: 4-22-2030

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/2026.

Affiant Signature – Joshua A. Terry

8/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27