BILL GARRETT, Davidson County
Trans:T20150092232 DEEDQC
Recvd: 10/29/15 12:14 3 pgs
Fees:17.00 Taxes:0.00
20151029-0110176

Return to:
Christopher B. Fowler, Esq.
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	Instrument NO.
Wanda Phillips 1235 McGavock Pike Nashville, TN 37216	Wanda Phillips 1235 McGavock Pike Nashville, TN 37216	10505038400
This instrument prepared by: Christopher B. Fowler, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto with the benefit of a title examination		

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, John Jackson Jr. as heir at law (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey to Wanda Phillips (hereafter referred to as the "Grantee"), all of my interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davdison County Tennessee, being Lot 8, BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOT 3, as shown on plat of record in Plat Book 421, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Affidavit of Heirship as recorded on the 14th day of August, 1953 in Deed Book 2156, Page 477 and Warranty Deed as recorded in Deed Book 517, Page 109, in the Register's Office of Davidson County, Tennessee. See also Heirship Affidavits in instrument #'s 20151029-0110162 + 20151029-0110163.
This is improved real property known as: 1014 Argyle Avenue, Nashville, TN 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $10.00.
(
(
(
(Subscribed and sworn to before me
(this 15th day of July, 2015.
(
(
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 4 day of April, 2015

John Jackson Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, John Jackson Jr. whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 4 day of April, 2015.

Notary Public

My Commission Expires: 03/19/19

ROBERTO RUBIO
Notary Public, State of New York
No. 01RU6056387
Qualified in Suffolk County
Commission Expires March 19, 2019