QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/19/17 10:29 3 pgs
Fees:17.00 Taxes:0.00
20170719-0072687

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES:
3/10/21
(AFFIX SEAL)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William N. Phillips	William N. Phillips	
(NAME) 408 Springtime Court	(NAME) 408 Springtime Court	150-7-146.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **KELLI K. PHILLIPS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **WILLIAM N. PHILLIPS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of The Country, Section Four-A, of record in Plat Book 5200, Pages 138 and 139, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William N. Phillips and wife, Kelli K. Phillips by Warranty Deed from Lanie M. Miller, recorded March 19, 2007 in Instrument No. 20070319-0032928, Register's Office for Davidson County, Tennessee.

Said William N. Phillips and Kelli K. Phillips, formerly married, were divorced June 17, 2014, see Davidson County Circuit Court Docket No. 13D2076. Pursuant to said divorce decree, Kelli K. Phillips was to be divested of all interest in the aforementioned property.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **408 Springtime Court, Antioch, TN 37013.**

Witness my hand this 11 day of JULY, 2017.

KELLI K. PHILLIPS

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of JULY, 2017, before me personally appeared **KELLI K. PHILLIPS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of JULY, 2017.

Notary Public
My Commission Expires: 1-9-18
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

