This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 25225 DEEDQC
11/13/2017 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171113-0116574

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jessica Taylor Phillips, et. al.	Jessica Taylor Phillips	091-02-3C-002.00 CO.
300 B 54th Avenue North	300 B 54th Avenue North	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jessica Taylor Phillips, an unmarried woman, (the "Grantor"), does hereby quitclaim, transfer and convey a one percent (1%) undivided tenant-in-common fee simple interest in the following described property to Justin Billingham, an unmarried man (the "Grantee"), retaining for herself a ninety-nine percent (99%) undivided interest in said property. Said property is a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 6011 California Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041740, as amended in Instrument No. 20150514-0044272, and further amended in Instrument Number 20160523-0050963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Taylor Phillips by deed from Freedom Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160527-0053681, dated May 26, 2016, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property located at 6011 B California Avenue, Nashville, TN 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 9 day of November, 2017.

Jessica Taylor Phillips

Jessica Taylor Phillips, Grantor

828334.1 11511-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jessica Taylor Phillips, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of November, 2017.

Notary Public

My Commission Expires: Feb 27, 2019

SANDRA B SNOOK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 27, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 9th day of November, 2017.

Notary Public

My Commission Expires: Feb 27, 2019

SANDRA B SNOOK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 27, 2019

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or 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.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2017.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY