ADDRESS NEW OWNER:
Emily Phillips
195 Kenner Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
116-08-0-026.00

Bill Garrett Davidson County
Batch# 44811 DEEDQC
01/05/2018 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180105-0001750

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HARRY JOHNSON PHILLIPS, III does remise, release and quitclaim unto EMILY H. PHILLIPS all of his right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 57, as shown on the map entitled Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 57 fronts 50 feet on the Westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to HARRY JOHNSON PHILLIPS, III and EMILY H. PHILLIPS, HUSBAND AND WIFE, by deed from JASON C. BENNETT AND WIFE, STACEY BENNETT, of record in Instrument No. 20130522-0051905, dated May 17, 2013, said Register's Office.

Together with the Joint Driveway Access Easement established in Book 11736, Page 392, dated November 8, 1999, said Register's Office.

This property is known as: 195 Kenner Avenue, Nashville, TN 37205.

WITNESS my hand this the 5th day of January, 2018.

Harry Johnson Phillips, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Johnson Phillips, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of January, 2018.

Notary Public

My commission expires:
9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 5th DAY OF January, 2018.

NOTARY PUBLIC

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

