Bill Garrett Davidson County
Batch# 46681 DEEDQC
01/10/2018 02:50:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180110-0003461

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Robert E. Phipps and Nancy S. Phipps, Trustees, Phipps Family Revocable Living Trust Agreement
4508 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
130 160 04500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Nancy S. Phipps,** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Robert E. Phipps and Nancy S. Phipps, Trustees, Phipps Family Revocable Living Trust Agreement dated December 28, 2017** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 2 in the resubdivision of a part of Parcel A Reserved on the Plan of Yancey Subdivision as recorded in Book 2330, page 18, Register's Office for Davidson County, Tennessee and part of Lot No. 6 on the Plan of Subdivision of Guilford Dudley's Place not of record and this plan being recorded in Book 6250, page 987, Register's Office for Davidson County, Tennessee, reference is made to plan for a more detailed description.

Being the same property conveyed to **Nancy S. Phipps**, by Quitclaim Deed dated April 9, 1997, from **Robert E. Phipps**, recorded in Book 10422, Page 427, Register's Office of Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as: **4508 Yancey Drive, Nashville, TN 37215.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 28th day of December, 2017.

Nancy S. Phipps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Nancy S. Phipps**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 28th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY