QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 98281 DEEDQC
05/30/2018 02:20:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180530-0051575

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Lee Phillips and husband, Eugene L. Phillips	**Same**	
(NAME)	(NAME)	
816 Kent Rd		**09613007200**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PATRICIA LEE PHILLIPS F/K/A PATRICIA LEE ROGERS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PATRICIA LEE PHILLIPS AND HUSBAND, EUGENE L. PHILLIPS ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 93 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 75 FEET ON THE WESTERLY SIDE OF KENT DRIVE AND RUNS BACK 263.7 FEET ON THE NORTHERLY LINE AND 296.8 FEET ON THE SOUTHERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 53 FEET.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA LEE ROGERS, BY INSTALLMENT DEED FROM RONNIE G. ROGERS, OF RECORD IN BOOK 7283, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID PATRICIA LEE ROGERS HAVING SINCE MARRIED AND IS NOW KNOWN AS PATRICIA LEE PHILLIPS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **816 Kent Rd, Nashville, TN 37214**

Witness our hands this the 25th day of May, 2018.

Patricia Lee Phillips
PATRICIA LEE PHILLIPS F/K/A PATRICIA LEE ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Lee Phillips**, 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 official seal, this the 25th day of May, 2018.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

