Bill Garrett Davidson County
Batch# 99920 DEEDQC
06/04/2018 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180604-0053147

STATE OF TENNESSEE)
COUNTY OF Williamson)

Map & Parcel No.
171030B16200CO

I hereby declare that the actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 25 day of May 2018.

NOTARY PUBLIC My commission expires:

Address of New Owner:
Spencer D. Hill
133 Carriage Court
Brentwood, TN 37027

Send Tax Notices To:
New Owner

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Andrea M. Phillips Hill, now known as Andrea Marie Phillips, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Spencer D. Hill, unmarried, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 22, Townhomes of Fredericksburg, Revision One, Phase Two Section Five, "Carriage Homes of Fredericksburg", as shown on Plat of record in Plat Book 9700, Page 578, as Revised at Instrument No. 20000804-0077800, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Spencer D. Hill and Andrea M. Phillips Hill, husband and wife, as Tenants by the Entirety, by Warranty Deed from Stephen D. Keane and wife, Amy H. Keane, dated March 15, 2016, and recorded March 17, 2016, of record in Instrument No. 20160317-0025513, Register's Office for Davidson County, Tennessee. Andrea M. Phillips Hill was restored to her maiden name of Andrea Marie Phillips pursuant to Final Divorce Decree and Marital Dissolution Agreement entered May 9, 2018, in Docket No. 18D285, Circuit Court for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as: 133 Carriage Court, Brentwood, TN 37027

IN WITNESS WHEREOF, the said Andrea M. Phillips has hereunto set his/her/their signature, on this, the 25 day of May, 2018.

Andrea Marie Phillips

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 Andrea Marie Phillips, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25 day of May, 2018

NOTARY PUBLIC

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

My commission expires: _____

This Deed Prepared By:

Foundation Title & Escrow Series LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

Foundation Title & Escrow Series LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201803070021541