Bill Garrett Davidson County
Batch# 128548 DEEDQC
08/14/2018 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180814-0080071

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

File No. OS3240-18000048

Exempt pursuant to 67-4-409 (3)(A)(ii)

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brandon Phillips and Nedelka Phillips	Brandon Phillips and Nedelka Phillips	070-08-0-085.00
812 Free Silver Rd.	812 Free Silver Rd.	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BRANDON PHILLIPS, a married man, surviving joint tenant of BURNECE BRUNSON, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRANDON PHILLIPS and NEDELKA PHILLIPS, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 812 Free Silver Rd, Nashville, TN 37207, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Tract #1

Being Lot No. 2, Parcel No. 85 on the Muffy Subdivision of record in Book 6050, Page 393, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Free Silver Road, said point being the southeasterly corner of Lot No. 3, thence with said Free Silver Road S 31 degrees 15' W 66 feet to a point; the northeasterly corner of Lot No. 1; thence N 58 degrees 45' W 267 feet to a point in

the easterly margin of McKinley Street; thence N 31 degrees 15' E 66 feet to a point, the southwesterly corner of said Lot No. 3; thence S 58 degrees 45' E 267.00 feet to the point of beginning, containing 17,622 feet more or less.

Tax ID No.: 070-08-0-085.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20130702-0068402, in the Office of the County Register of Deeds for Davidson County, Tennessee. The said Burnece Brunson having departed this life on or about 01/28/2018, thereby vesting title to such property to Brandon Philips, her surviving joint tenant by operation of law.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 812 Free Silver Road, Nashville, TN 37207.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of Aug., 2018.

BRANDON PHILLIPS

STATE OF ~~TENNESSEE~~ DC.
COUNTY OF DC.

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRANDON PHILLIPS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 9th day of August, 2018.

Notary Public
My Commission expires: 07-14-22

SUMNER SHAW JR.
NOTARY PUBLIC
Exp. - 07/14/2022
DISTRICT OF COLUMBIA

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

BRANDON PHILLIPS

NEDELKA PHILLIPS

Subscribed and sworn to before me this 8th day of August, 2018.

Notary Public
My Commission expires: 07/14/22

SUMNER SHAW, JR.
NOTARY PUBLIC
Exp. - 07/14/2022
DISTRICT OF COLUMBIA

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020