Karen Y Johnson Davidson County
Batch# 164564 DEEDQC
11/21/2018 03:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181121-0114874

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Melissa Howard now known as Melissa H Phillips ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Melissa H. Phillips, Quincy Phillips, Sr., wife and husband, (Grantee), all of t her rights, title, and interests in the following described real property, to wit:

**Land in Davidson County, Tennessee, being Lot 633, Shepardwood Subdivision, Section Six, as shown on plat of record in Plat Book 6900, Page 753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**FOR INFORMATION PURPOSES ONLY: 2537 Slaydon Drive, Nashville, TN 37207**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20090520-0046595,** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 16th day of **November, 2018.**

**Melissa H Phillips**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Melissa H Phillips**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **November, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/9/22

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 16th day of **November, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/9/22

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| PROPERTY ADDRESS: | **2537 Slaydon Dr.**<br>**Nashville, TN 37207** |
| TAX PARCEL NO.: | **07201010800** |
| PROPERTY OWNER: | **2537 Slaydon Dr.** |
| OWNER'S ADDRESS: | **Nashville, TN 37207** |
| MAIL TAX BILLS TO: | **Owners at property address** |

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019