Name and Address of New Owner:
Tate Phillips Group, LLC
207 Founders Pointe
Franklin, TN 37067

Send Tax Bills To:
Tate Phillips Group, LLC
207 Founders Pointe
Franklin, TN 37067

Karen Y Johnson Davidson County
Batch# 169134 DEEDQC
11/30/2018 01:52:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181130-0117007

This Instrument Prepared By:
J. Trent Lehman
Lehman Title & Escrow, LLC
1646 Westgate Circle
Suite 102
Brentwood, TN 37027

Map & Parcel No: 117-04-0-364

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Phillips an unmarried man, and Ekaterina Joanna Tate, an unmarried woman,** "the Grantor," convey and quitclaim unto **Tate Phillips Group LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "C" on the Plan of Belmont Terrace Annex No. 4 as of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Phillips, an unmarried man and Ekaterina Joanna Tate, an unmarried woman by deed from Jane McKellar, Trustee of the McKellar Family Revocable Trust of record in Instrument No. 20160503-0043499, Register's Office for Davidson County, Tennessee.

This Improved Property known as 1831 Primrose Avenue, Nashville, TN 37212

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the November 30, 2018.

Jeffrey Phillips

Ekaterina Joanna Tate

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jeffrey Phillips an unmarried man, and Ekaterina Joanna Tate, an unmarried woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this November 30, 2018.



Notary Public
My commission expires: 11/4/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this November 30, 2018.

Notary Public
My commission expires: 11/4/21



File # 15223