This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 181302 DEEDQC
01/07/2019 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190107-0001756

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jessica Taylor Phillips	Jessica Taylor Phillips	091-02-3C-001.00
300 B 54th Avenue North	300 B 54th Avenue North	
Nashville, TN 37209	Nashville, TN 37209	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Justin Billingham, an unmarried man, (the "Grantor"), does hereby quitclaim, transfer and convey his entire interest in the following described property to Jessica Taylor Phillips, an unmarried woman (the "Grantee"), giving Jessica Taylor Phillips a one-hundred percent (100%) undivided interest in said property. Said property is a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 6011 California Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041740, as amended in Instrument No. 20150514-0044272, and further amended in Instrument Number 20160523-0050963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed in part to Justin Billingham by Jessica Taylor Phillips by deed of record in Instrument No. 20171113-0116574, dated November 9, 2017, said Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 6011 B California Avenue, Nashville, TN 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 3 day of January, 2019.

Justin Billingham

Justin Billingham, Grantor

880077.1 11511-001

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Justin Billingham, Grantor, 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 seal at office in ~~Nashville~~ Sumner County, Tennessee, this 3rd day of January, 2019.

Notary Public

My Commission Expires: 2.27.19

SANDRA B SNOOK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES FEBRUARY 27, 2019

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration for this transfer is zero dollars ($0.00)

Jessica Taylor Phillips, Affiant

Subscribed and sworn to before me this 3rd day of January, 2019.

Notary Public

My Commission Expires: 2.27.19

SANDRA B SNOOK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES FEBRUARY 27, 2019

880077.1 11511-001

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am 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.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of January, 2019.

Geraldine Simmons Curry

Notary Public

My Commission Expires: 1-6-2020

