QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 214723 DEEDQC
04/08/2019 08:30:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190408-0031373

J-RTE-17-3193-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcia Phillips	Her owner	
(NAME)	(NAME)	**050-15-0-146.00**
3193 Qualynn		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCIA PHILLIPS AND AND SABRINA WOODS AND DANIEL WOODS AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 475, SECTION THREE, PARKWOOD ESTATES Subdivision, as shown on plat of record in Plat Book 3300, Page 31, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven H. Woods and wife, Helen J. Woods by Warranty Deed of record at Book 5292, Page 90 and further conveyed to Steven H. Woods from Helen J. Woods by Quitclaim Deed of record at Book 6421, Page 12, in the Register's Office for Davidson County, Tennessee.

Steven Henry Woods, a/k/a Steve Woods died 5/6/09; pursuant to Affidavits of Heirship recorded in Instruments 20170713-0070414 and 20170713-0070415 said Register's Office. Marcia A. Phillips, Sabrina Woods and Daniel woods as heirs at law of the deceased.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Marcia Phillips and Sabrina Woods and Daniel Woods, of Record in Instrument No 20170713-0070416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3193 Qualynn, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 3rd DAY OF APRIL, 2019.

1242 Property Solutions, LLC

BY: _____
Benjamin Dubose
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1242 PROPERTY SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of April, 2019.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212