AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 531857951-57735764

This document prepared by:
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Karen Johnson Davidson County
Batch# 232096 DEEDQC
05/20/2019 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190520-0047184

Tax ID No.: 043-06-0-003

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of May, 20 19, by and between **Brian Phillips, a married man who acquired title as a single man**, a mailing address of 509 Anderson Lane, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Brian Phillips and Lydia Phillips, husband and wife, as tenants by the entirety**, a mailing address of 509 Anderson Lane, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE EASTERLY PORTION OF LOT NO. 30, ON THE REVISED PLAN OF THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PROPERTY THE SOUTHWESTERLY FRONT CORNER OF WHICH IS LOCATED EASTWARDLY 225.0 FEET FROM THE EASTERLY MARGIN OF PIERCE ROAD, FRONTS 148.0 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 240.0 FEEL, MORE OR LESS, ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 158.0 FEET, MORE OR LESS, THEREON.

Also known as: 509 Anderson Lane, Madison, TN 37115

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Brian Phillips from Janice Imlay, now known as Janice Imlay Weimer in a prior Deed recorded under Instrument No. 20070626-0076342, recorded on 06/26/2007 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 043-06-0-003

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brian Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian Phillips, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 11th day of May, 2019.

Notary Public
My Commission expires: Sept 6th, 2022

GUSTAVO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14th day of May, 2019.

Notary Public
My Commission Expires: Sept 6th, 2022

Name and address for person(s) responsible for taxes:

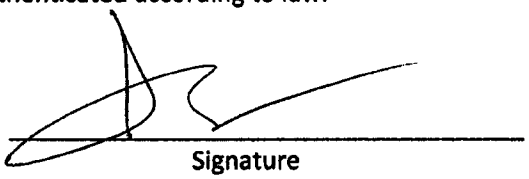
Brian Phillips and Lydia Phillips
509 Anderson Lane
Madison, TN 37115

Name and address of property owner:

Brian Phillips and Lydia Phillips
509 Anderson Lane
Madison, TN 37115

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021