W. EDWARD PORTER IV, ATTORNEY
222 Second Avenue North, Suite 210
Nashville, TN 37201

FROM: ZACHARY L. PHILLIPS

TO: NICOLE M. PHILLIPS

The actual consideration or value whichever is greater, is $ 0 - Divorce

Affiant

Subscribed and sworn to by me this 30th

Day of May, 2019.

DAVID DANIEL SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12-7-20

Owner's
Send Tax Statements To:
Nicole M. Phillips
2610 River Meade Way
Nashville, TN 37214

Tax information:
Map and Parcel N
052130B35400

Karen Johnson Davidson County
Batch# 240225 DEEDQC
06/07/2019 09:44:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190607-0054584

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Circuit Court for Davidson County, I, **Zachary L. Phillips**, hereby transfer and by these presents do remise, release and quitclaim unto **Nicole M. Phillips**, her heirs and assigns, all of his right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Land in Davison County, Tennessee, being lot 34 on the Plan of River Glen Phase 7, of record Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and Bylaws of record in Book 7566, Page 571, Register's office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Kilgore, unmarried, by Warranty Deed from Leah C. Schaefer N/K/A Leah Schaefer Bennett, married, dated 8/28/2008, recorded 9/3/2008, of record in Instrument No. 20080903-0090261, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zachary L. Phillips and wife, Nicole M. Phillips by warranty deed from James Kilgore and wife, Deborah Kilgore, dated 10/31/13 and filed for record on 11/6/13 in Instrument No. 20131106-0115123, Register's Office for Davidson County, Tennessee. The said Zachary L. Phillips and Nicole M. Phillips having since been married in 2012 and divorced by Final Decree of Divorce on the 1st day of May, 2019, in the Third Circuit Court for Davidson County, Tennessee, Docket No.19D-250,

and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement with all rights, hereditament, and appurtenances thereunto appertaining.

This property is improved property known as 2610 River Meade Way, Nashville, TN 37214.

This Deed is prepared from information of prior deeds furnished by Grantor in which no title search of Davison County records was performed, nor title opinion given.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

WITNESS my hand this, the 30th day of May, 2019

Zachary L. Phillips

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above County and State, the within named Zachary L. Phillips, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 30th day of May, 2019.

DAVID DANIEL SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12-7-20