Karen Johnson Davidson County
Batch# 249081 DEEDQC
06/26/2019 01:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190626-0062002

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mildred L Shannon-Phillips now known as Mildred L. Phillips** ("Grantor"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Van H. Phillips and Cheri A. Phillips, husband and wife** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. C-26, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such unit.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Cash Deed for Tennessee of record at Book 8175, page 692, in said Register's Office. The said Mildred L. Shannon-Phillips and Mildred L. Phillips are one and the same person.

IN TESTIMONY WHEREOF I have executed this instrument the 25th day of **June, 2019.**

Mildred L. Phillips
Mildred L Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mildred L Phillips**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **25th** day of **June, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/25/2019

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **June, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/25/2019

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:	**1301 Neely's Bend Road #C-26** **Madison, TN 37115**
TAX PARCEL NO.:	**052-16-0-A-026.00CO**
PROPERTY OWNER:	**Van H. Phillips and Cheri A. Phillips**
OWNER'S ADDRESS:	612 Tosha Ct **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Owners at Owner's Addresss**

Certificate of Authenticity

I, Ashlee D. Page, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019