THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 277956 DEEDQC
08/30/2019 10:17:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190830-0087746

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stanley Chadwick Phillips and Effie Pearman Phillips 331 Blackman Road Nashville, TN 37211	New Owner	147-05-0-211.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Effie R. Pearman nka Effie Pearman Phillips and Stanley C. Phillips,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Stanley Chadwick Phillips and Effie Pearman Phillips, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Effie R. Pearman, unmarried, and Stanley C. Phillips, unmarried, joint tenants with rights of survivorship by Warranty deed from Hoyt B. Wilder, IV and Ginger N. Wilder, husband and wife of record in Instrument No. 20140225-0015869 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 25, 2014.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August 2019.

Effie Pearman Phillips

Effie Pearman Phillips

Stanley C. Phillips

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Effie Pearman Phillips and Stanley C. Phillips, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of August 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022