Karen Johnson Davidson County
Batch# 283174 DEEDQC
09/10/2019 09:01:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190910-0091196

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Corene Phillips**, for and in consideration of the sum of ONE ($1.00) DOLLAR cash with other valuable consideration, receipt and sufficiency whereof being hereby acknowledged, do hereby alien, release, remise, transfer, convey and forever quit-claim unto the said **Tammy Ramay Noles**, her heirs and assigns, all of my right, title, interest and estate in and to the following described tract or parcel of real estate located in DAVIDSON COUNTY, TENNESSEE, more particularly bounded and described as follows, towit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 53 fronts 43.0 feet on the easterly side of Lake Terrace Circle and runs back 147.28 feet on the northerly line and 160.0 feet on the southerly line to a line in the rear which is a broken line measuring 177.77 feet thereon.

This is the identical real estate conveyed to Corene Phillips and Shanah Phillips from FarrarStreet, Inc. by Warranty Deed dated August 29, 2018, of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20180830-0086087.

This property is generally located:
116 Lake Terrace Circle, Nashville, TN 38217

WITNESS MY HAND on this the 30 day of August, 2019.

Corene Phillips
Corene Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within-named **Corene Phillips,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing QUIT-CLAIM DEED instrument for the purposes therein contained.

My commission expires 05/09/2023.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 30 day of August, 2019.

NOTARY PUBLIC

A HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name of owner and person responsible for payment of real property taxes:

Tammy Ramay Noles and Shanah Phillips
116 LAKETERRACE CIRCLE
NASHVILLE, TN 37217

136 14 0 053.00 map & parcel

THIS INSTRUMENT WAS PREPARED BY:
JAY L. JOHNSON
ATTORNEY AT LAW
HENDERSON, TENNESSEE

NO TITLE OPINION RENDERED
NO OPINION RENDERED AS TO ACCURACY OF LEGAL DESCRIPTION

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ — 0 —, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Corene Phillips *AFFIANT*

Subscribed and sworn to before me this the 30 day of August, 2019.

REGISTER OR NOTARY PUBLIC

A HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY