1

Karen Johnson Davidson County
Batch# 285035 DEEDQC
09/12/2019 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190912-0092526

QUIT CLAIM DEED

Return to:

BCT - SOLIDIFI
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. CPR-1658541-T

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 9th DAY OF September, 2019

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(AFFIX SEAL)

Notary Public

MY COMMISON EXPIRES: 1-8-2022

THIS INSTRUMENT WAS DRAFTED BY
BC LAW FIRM, P.A., 10 SE CENTRAL PKWY, STE 325, STUART, FL 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HARRY JOHNSON PHILLIPS III AND MINNIE LANE PHILLIPS	HARRY JOHNSON PHILLIPS III AND MINNIE LANE PHILLIPS	145 04 0 006.00
1103 TYNE BOULEVARD NASHVILLE, TN 37220	1103 TYNE BOULEVARD NASHVILLE, TN 37220	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HARRY JOHNSON PHILLIPS III AND MINNIE LANE PHILLIPS, FORMERLY KNOWN AS MINNIE LANE CORWIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **HARRY JOHNSON PHILLIPS III AND MINNIE LANE PHILLIPS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 7, BLOCK B ON THE PLAN OF LELAND MANOR, OF RECORD IN PLAT BOOK 974, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO HARRY JOHNSON PHILLIPS III AND MINNIE LANE CORWIN, HUSBAND AND WIFE FROM HOLLY WILLIAMS AND HUSBAND, CHRISTOPHER G. COLEMAN, IN A DEED DATED OCTOBER 15, 2018 AND RECORDED OCTOBER 16, 2018 AS INSTRUMENT NO. 20181016-0102433.

Property known as, 1103 TYNE BOULEVARD, NASHVILLE, TN 37220

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

Witness my hand this 9th day of August, 2019.

HARRY JOHNSON PHILLIPS III

MINNIE LANE PHILLIPS, F/K/A MINNIE LANE CORWIN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Victoria L. Fields of the state and county mentioned, personally appeared **HARRY JOHNSON PHILLIPS III AND MINNIE LANE PHILLIPS, F/K/A MINNIE LANE CORWIN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
Printed Name: Victoria L. Fields
My Commission Expires: 1.8.2022

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

_____

_____

_____

3. (a) BUYER'S NAME AND ADDRESS:

_____

_____

_____

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

_____

5. MAIL TAX BILL TO:

_____

_____

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d or h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ _____ 00

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Olivia Lane Phillips

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 8th day of August 2019

Notary Public: Victoria L Fields

Notary Expiration Date: 1-8-2022

Signature of Buyer/Agent: Olivia Lane Phillips

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 8th day of August 2019

Notary Public: Victoria L Fields

Notary Expiration Date: 1-8-2022

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kayla Barbosa, 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.

Signature

State of Rhode Island
County of Newport

Personally appeared before me, Katherine Fitzsimmons, a notary public for this county and state, Kayla Barbosa, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/4/2020
Notary Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISSION EXPIRES
DEC
04
2020
STATE OF RHODE ISLAND
NOTARY PUBLIC