Karen Johnson Davidson County
Batch# 315327 DEEDQC
11/14/2019 09:59:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191114-0117433

This Instrument Prepared By:
Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
PHILLIP H. LEE and TRACI M. POOLE 94 McKennell Drive Nashville, TN 37206	SunTrust Bank ATTN: Client Services RVW 3003 PO Box 26149 Richmond, VA 23260	72-15-4G-2.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **PHILLIP H. LEE** ("Grantor"), does hereby quitclaim and convey unto **PHILLIP H. LEE and TRACI M. POOLE** ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Said Property is conveyed subject to such limitations, regulations, restrictions and encumbrances as may affect the Property. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. The purpose of this document is to unwind the effect of the Quitclaim Deed recorded on July 3, 2019 at Instrument No. 20190703-0064935.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of November, 2019.

GRANTOR:

PHILLIP H. LEE,

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, **PHILLIP H. LEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor/grantor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 14 day of November, 2019.

NOTARY PUBLIC

DAVID RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Oct. 2, 2023

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit B of 1501 Porter Road and 94 McKennell Drive Townhomes and described in a Declaration of record in Instrument No. 20170818-0084990, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants; the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

This being the same property conveyed from a parcel of land conveyed to **PHILLIP H. LEE** by Quitclaim Deed from **PHILLIP H. LEE and TRACI M. POOLE**. The said Quitclaim Deed is of record as Instrument No. 20190703-0064935 in the Register's Office of Davidson County, Tennessee, to which a reference is here had.

The property transferred hereby is identified as the improved property known as:

94 McKennell Drive, Nashville, Davidson County, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0.00-.

AFFIANT

Subscribed and sworn to before me, this 14 day of November, 2019.

NOTARY PUBLIC

DAVID RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Oct. 2, 2023