QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-CH-19-106

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Lee Clark	**NEW OWNER**	
(NAME)	(NAME)	**051-04-0-085.00**
106 Harrington Ave,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES G. PHILLIPS, III AND JUDITH V. PHILLIPS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER LEE CLARK** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 and 25 on the Plan of Madison Realty Company's Subdivision, Madison, Tennessee of record in Plat Book 547, Page 164, 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 Christopher Lee Clark and Charles G. Phillips, III and Judith V. Phillips by Quit Claim deed from Katrina Vaughn Clark of record in Instrument No. 20181212-0121058 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on December 12, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **106 Harrington Ave, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 319983 **DEEDQC**
11/26/2019 08:41:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191126-0121956

Witness my/our hand(s) this the 13 day of Nov, 2019.

Charles G. Phillips, III

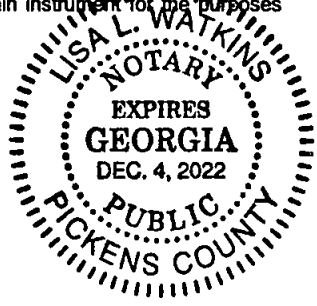
Judith V. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES G. PHILLIPS, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2019.

Notary Public
My Commission Expires: 12/4/22
(SEAL)

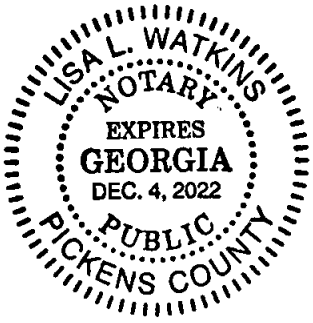


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH V. PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2019.

Notary Public
My Commission Expires: 12/4/22
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
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Nashville, TN 37206