Karen Johnson Davidson County
Batch# 358100 DEEDQC
02/13/2020 01:05:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200213-0016731

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Brenda Montgomery

TO: Kenneth David Phillips &
Wanda J. Phillips
5304 Old Hickory Blvd
Nashville, TN 37218

MAP & PARCEL:
05700002700 & 057000011300

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged and the assumption of my obligation of the promissory note payable to Pinnacle Bank and secured by Deed of Trust of record at Instrument No. 20130613-0060722, Register's Office of Davidson County, Tennessee, I, Brenda Montgomery, Grantor herein, do hereby quitclaim and convey unto Kenneth David Phillips and Wanda J. Phillips, Grantees herein, their heirs, successors all our right title and interest, in and to, the following described property located in Davidson County, Tennessee:

A tract of land in the 13th Civil District, formerly 25th Civil District of Davidson County, Tennessee, beginning at an iron pin set at the northeast corner of a 5.00 acre, more or less, tract conveyed to David B. Reeder and John Norman Richardson by deed recorded as Instrument No. 20030722-0102663 in the Register's Office of Davidson County, Tennessee; thence, leaving Reeder and Richardson north 61 deg. 29' 39" east 91.44 feet to an elm tree; thence, north 21 deg. 29' 39" east 350.00 feet to a stake; thence north 02 deg. 59' 39" east 830.00 feet to a point; thence, north 68 deg. 14' 20" east 49.50 feet to a pin oak and sourwood; thence, north 52 deg. 59' 39" east 404.25 feet to an elm tree; thence, north 83 deg. 29' 39" east 396.00 feet to an ash stump; thence, south 75 deg. 30' 21" east 273.90 feet to a hickory tree; thence, south 44 deg. 00' 21" east 270.60 feet to two small hickories; thence, south 74 deg. 00' 21" east 528.00 feet to a cedar tree and elm tree; thence, south 02 deg. 30' 21" east 450.78 feet to an elm tree; thence, south 27 deg. 44' 29" west 409.20 feet to a stone and three hickory pointers on a high ridge; thence, south 71 deg. 29' 39" west 878.62 feet to a point; thence, south 64 deg. 29' 39" west 165.00 feet to a point; thence, south 73 deg. 59' 39" west 297.00 feet to a point; thence, south 50 deg. 59' 39" west 144.38 feet to a point; thence, south 86 deg. 59' 39" west 92.40 feet to a point; thence, south 71 deg. 08' 22" west 282.14 feet to a point; thence, south 79 deg. 09' 25" west 80.64 feet to an iron pin at the southeast corner of said Reeder and Richardson; thence, with Reeder and Richardson's east line north 02 deg. 18' 21" east 350.67 feet to the point of beginning, and containing 54.1 acres, more or less.

Also included herewith is the Easement of record at Instrument No. 20040426-0046843, said Register's Office.

Being the same property conveyed to Harold Glenn Phillips, Jr., by deed recorded April 13, 2004 at Instrument No. 20040413-0041326, Register's Office of Davidson County, Tennessee. Harold Glenn Phillips, Jr., having since died, survived by Brenda Montgomery, Kenneth David Phillips, Mildred Monette, Amy Paulette Hurry, and Mary Diane Veach, his heirs at law, as evidenced at Probate File 10P-181, Probate Clerk's Office of Davidson

County, Tennessee. Mildred Monette having since quitclaimed her interest unto Brenda Montgomery, Kenneth David Phillips, Amy Paulette Hurry, and Mary Daine Veach by quitclaim deed recorded February 28, 2013 at Instrument No. 20130228-0020033, said Register's Office.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 7th day of February, 2020.

Brenda D Montgomery
Brenda Montgomery

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brenda Montgomery, the within named 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 instrument for the purposes therein contained. WITNESS my hand, at office this the 7 day of February, 2020.

Jamie A. Folk
NOTARY PUBLIC

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 8-23-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

KDP KDP

The actual consideration for this transfer is $0.00. ~~$45,000.00~~ 0.00

Kenneth D Phillips
Grantee/Affiant

SWORN TO AND SUBSCRIBED before me this the 13th day of February, 2020.

Martha Brooke Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 7/17/21

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.