MAP; PARCEL NO.: 101 01 2S 002.00CO

Recording Information
Karen Johnson Davidson County Batch# 373675 **DEEDQC** 03/17/2020 11:28:40 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200317-0029488

This Instrument Prepared by:

Edward P. Silva
Hartzog & Silva, PLLC
123 Fifth Ave. North
Franklin, TN 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Matthew Kyle Phillips 1084 Archer Street Nashville, TN 37203	Loancare

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 3 day of MARCH, 2020, by and between **EMMA REESE PHILLIPS**, hereinafter referred to as "Party of the First Part", and **MATTHEW KYLE PHILLIPS**, hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, his heirs and assigns, all her right, title and interest in and to the following described real estate, to-wit:

Unit B of the Townhomes at 1082 Archer as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1082 Archer, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20170209-0013573, Register's Office for Davidson County, Tennessee, of which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Matthew Kyle Phillips and Emma Reese Phillips, husband and wife, by a Warranty Deed of record as Instrument No. 20180516-0046627, Register's Office for Davidson County, Tennessee.

This is improved property situated at 1084 Archer Street, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, Party of the First Part has executed this instrument on the 3 day of MARCH, 2020.

Emma Reese Phillips

EMMA REESE PHILLIPS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, Michael Albert, a Notary Public in and for said county and state, the within named **EMMA REESE 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 2020.

My Commission Expires:

11-8-2022.

Michael Albert
Notary Public

MICHAEL ALBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson MA

I CERTIFY that this transfer is made in accordance with the terms and provision of a Divorce Decree entered between the parties in the Third Circuit Court for Davidson County, Tennessee, Docket Number 19D2040, and for no other consideration.

Emma Phillips
Affiant

SWORN TO and subscribed before me on this the 3rd day of March, 2020.

My Commission Expires:

11-8-2022.

Michael Albert
Notary Public

MICHAEL ALBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY