Karen Johnson Davidson County
Batch# 380521 DEEDQC
04/01/2020 11:59:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200401-0034985

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, I
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 127-00-0
PARCEL: 179.00

NEW OWNER'S ADDRESS:
Jennifer E. & Christopher G. McPhilamy
8016 Quail Creek Road
Nashville, TN 37221

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, we, Jennifer E. McPhilamy fka Jennifer E. Below and Christopher G. McPhilamy, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A 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. 4, on the Plan of Quail Creek Estates, of record in Plat Book 5200, Page 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer E. Below an unmarried woman and Christopher G. McPhilamy an unmarried man, as Joint Tenants with Rights of Surviviorship by Warranty Deed dated 04/10/2017 from Kenneth D, Graves, single of record in Instrument Number 20170412-0035744, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8016 Quail Creek Road, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Jennifer E. McPhilamy and Christopher G. McPhilamy, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 26th day of March, 2020.

Jennifer E. McPhilamy

Christopher G. McPhilamy

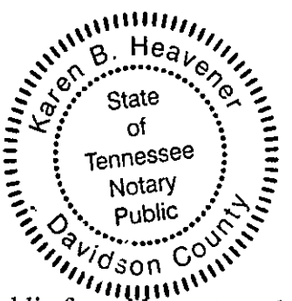
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Jennifer E. McPhilamy and Christopher G. McPhilamy, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 26th day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

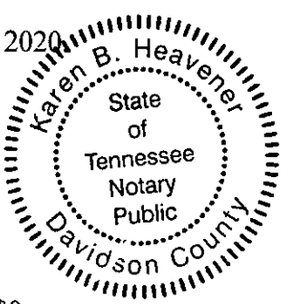


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, 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 an official seal this the 26th day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



The actual consideration or value whichever is greater, for this transfer is $0.

Jennifer E McPhilamy
Affiant

Sworn and subscribed before me, this the 26th day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

