Karen Johnson Davidson County
Batch# 393451 DEEDQC
04/29/2020 12:59:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200429-0044878

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Roy E Lewis

Subscribed and sworn before me, this the 17th day of April, 2020.

Notary Public:
My Commission Expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

Address of New Owner:
John Phillips
3660 Ronstadt Road
Thompsons Station, TN 37179-0620

Send Tax Bills To:
Same as New Owner

MAP/PARCEL:
109-05-0B-904.00-CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JAKK LLC, Tennessee limited liability company,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided rights, title and interest to the hereinafter described property to **John Francis Phillips, III and Kayla Marie Phillips, husband and wife,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

Description Reference: The description is the same as that used in the prior deed.

Land in Davidson County, Tennessee, being Unit No. 904 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Registers Office for Davidson County, Tennessee, 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 of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John F. Wheatley, a single person, by Warranty Deed from William Harold Lizor, Jr. a single person, dated March 2, 2015, of record in Instrument No. 20150304-0018915, Register's Office for Davidson County, Tennessee. And being the same property conveyed to JAKK LLC from John F. Wheatley, a single person, by Warranty Deed dated June 15, 2017 and recorded in Instrument No. 20170619-0061117, in the Register's Office for Davidson County, Tennessee.

This property is known as **3535 Bell Road, Nashville, Tennessee 37214.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 17th day of April, 2020.

JAK LLC, a Tennessee limited liability company

John Francis Phillips III

By: John Francis Phillips, III
Its: Member

Kayla Marie Phillips

By: Kayla Marie Phillips
Its: Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Francis Phillips, III and Kayla Marie Phillips, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be Members of JAKK LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JAKK LLC, a Tennessee limited liability company, by the said John Francis Phillips, III and Kayla Marie Phillips as Members.

Witness my hand and official seal at Thompson's Station Tennessee, this 17th day of April, 2020.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020