Karen Johnson Davidson County
Batch# 395451 DEEDQC
05/04/2020 01:16:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200504-0046355

Prepared By and After Recording Return to:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

	STATE OF TENNESSEE COUNTY OF WILLIAMSON I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is 00.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale. Affiant This 20th day of April, 2020. Notary Public My Commission Expires:

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Philip L. Black, Jr. and Patricia A. Black Revocable Living Trust 6160 Clifton Oaks Place Saint Louis, MO 63129	New Owner	114-15-0A-017.00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **Philip Black and Patricia Black, husband and wife** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Philip L. Black, Jr. and Patricia A. Black, Trustees of the Philip L. Black, Jr. and Patricia A. Black Revocable Living Trust** (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 17, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Philip Black and Patricia Black, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, dated July 19, 2016, of record in Instrument No. 20160722-0075658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **100 Cedar Place Bend, Nashville, TN 37221.**

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 20th day of April, 2020.

Philip Black

Patricia Black

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Philip Black and Patricia Black, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city), TN (state), this 20th day of April, 2020.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023