Karen Johnson Davidson County
Batch# 479998 DEEDQC
09/21/2020 01:27:34 PM 1 pg
Fees: $12.00 Taxes: $0.00

20200921-0108092

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

# QUITCLAIM DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| 804 Vibe Place, LLC | Same | 072-06-3-H00-30-CO |
| 6 Cross Creek Lane | | |
| Seymour, CT06483 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KYLE PHILLIPS AND BETHANY PHILLIPS**, the grantors herein, does hereby Quitclaim and convey unto the said **804 VIBE PLACE LLC**, the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

BEING all of Unit No.3 of Vibe, planned unit development as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for Vibe Homeowner Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, such reference is hereby made for a more specific description of the property.

Being the same property conveyed to Kyle Phillips and wife Bethany Phillips by Warranty Deed from 804 Vibe Place, LLC dated 8/24/2020 and filed for record on 8/26/2020 of record in Instrument No. 20200828009787, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 804 Vibe Place, Nashville TN 37216

STATE OF Connecticut
COUNTY OF New Haven

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 15th day of September, 2020.

Affiant

My commission expires: 8-31-2024

Notary Public

WITNESS, the said Grantor hereunder set its hand and seal this 15th day of September, 2020.

KYLE PHILLIPS

BETHANY PHILLIPS

STATE OF Connecticut
COUNTY OF New Haven ss: Milford

Personally appeared before me, a Notary Public of said county and state, the within named **KYLE PHILLIPS AND BETHANY PHILLIPS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2020.

Notary Public

My Commission Expires 8-31-24

CORTNEY A. MENG NOTARY PUBLIC CONNECTICUT

CORTNEY A. MENG
NOTARY PUBLIC
MY COMMISSION EXPIRES 08-31-2024