Prepared By Wanda Hyde
Wanda 7 Hyde
704 Work Dr
Nashville, TN 37207

New Owner / Tax Bill Sent To
Wanda 7 Hyde

Quitclaim Deed

Karen Johnson Davidson County
Batch# 486735 DEEDQC
09/30/2020 01:16:59 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20200930-0112774

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:

_____, Grantee(s)

_____

_____

Consideration: $ 0

Property Transfer Tax: $_____

Assessor's Parcel No.: 059-11-029.00

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Wanda 7 Hyde
Signature of Preparer

9/30/20
Date of Preparation

Wanda 7 Hyde
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 9/30/2020 in the County of Davidson, State of TN

by Grantor(s), Wanda 7 Phillips,

whose post office address is 704 Work Dr Nashville TN 37207,

to Grantee(s), ~~Wanda 7 Hyde~~ W/H Wanda 7 Hyde,

whose post office address is 704 Work Dr Nashville, TN 37207

WITNESSETH, that the said Grantor(s), Wanda 7 Hyde-Phillips,

for good consideration and for the sum of 0

($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Wanda J Phillips
Signature of Grantor

Signature of Second Grantor (if applicable)

Wanda J Phillips
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Wanda J Hyde
Signature of Grantee

Signature of Second Grantee (if applicable)

Wanda J Hyde
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On September 30th, 2020, before me, Lee Simpson, a notary public in and for said state, personally appeared, Wanda Hyde W/S Wanda Phillips W/S

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Tennessee Driver's License

LEE SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
RUTHERFORD COUNTY

Exhibit A

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Bobby Phillips, does transfer, quitclaim and convey unto the said Wanda Phillips her heirs, successors, and assigns, all of his rights, title and interest in and to 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. 276 on the Plan of Haynes Manor, Section II of record in Book 3700, Page 88, Register's Office for Davidson to which plan County, Tennessee, reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Kenneth I. Shelton, married Carolyn Perkins Shelton (Carolyn Perkins Shelton) and Edna M. Perkins as tenants in common with right of survivorship by deed from Rusty L. Moore, Trustee of record in instrument No. 200002070012262, Register's Office for Davidson County, Tennessee. S.O.T. 20020903-0106110

Witness my hand this 1st day of May, 2009.

Bobby Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Bobby Phillips the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2009.

ROBERT J. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 7, 2011

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Wanda F Hyde
Affiant

Subscribed and sworn before me, this 30th day of September, 2020.

Notary

LEE SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY