Karen Johnson Davidson County
Batch# 499435 DEEDQC
10/20/2020 03:20:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20201020-0122285

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00

AFFIANT
Subscribed and sworn to before me this 12 day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

ADDRESS OF NEW OWNER:
Philip H. Neal, Jr.
1350 Rosa L. Parks Blvd. #465
Nashville, TN 37208

SEND TAX BILLS TO:
Same as New Owner

Map/Parcel 08112OT465.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Philip H. Neal, Jr., ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Tracey Trumphour, Trustee ("Grantee")**, his, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 465, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Philip H. Neal, Jr. by deed from Werthen V. Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20140904-0080845 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Philip H. Neal, Jr.

And now, I, Tracey Trumphour, Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey to unto **Philip H. Neal, Jr. and Taylor Neal, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Tracey Trumphour

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Philip H. Neal, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 2020.

Notary Public

My Commission Expires: 2/1/23.

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tracey Trumphour, Trustee, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 14th day of October, 2020.

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

