Karen Johnson Davidson County
Batch# 515916 DEEDQC
11/13/2020 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134147

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1646616TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Recording Requested by:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361

Tax ID No.: 103-4-341.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 06 day of 11, 2020, by and between **Todd Phillips, a married man who acquired title as an unmarried man, joined in execution by his spouse, Sandra Phillips**, a mailing address of 4100 Utah Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Todd Phillips and Sandra Phillips, husband and wife, as tenants by the entirety**, a mailing address of 4100 Utah Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4100 Utah Avenue, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from Richard Smith and Pat Gailey in a prior Deed recorded under Instrument Number: 20080804-0080230, recorded on 08/04/2008 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Todd Phillips

Todd Phillips

Sandra Phillips

Sandra Phillips

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Todd Phillips and Sandra Phillips,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 06 day of 11, 2020.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
03/08/2021
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Todd Phillips Sandra Phillips

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 06 day of 11, 2020.

Clinton Bryant

Notary Public
My Commission Expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Todd Phillips and Sandra Phillips
4100 Utah Avenue
Nashville, TN 37209

Name and address of property owner:

Todd Phillips and Sandra Phillips
4100 Utah Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT BEING THE EASTERLY 75.0 FEET OF LOT NO. 98 ON THE MAP OF WEST END ANNEX, OF RECORD IN BOOK 332, PAGE 61, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 98 FRONTS 75.0 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF 41ST AVENUE, NORTH, 140.0 FEET TO AN ALLEY IN THE REAR.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

PARCEL ID NUMBER: 103-4-341.00

PROPERTY COMMONLY KNOWN AS: 4100 UTAH AVENUE, NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state, Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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