Karen Johnson Davidson County
Batch# 524840 DEEDQC
12/04/2020 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201204-0141339

This Instrument Prepared by:
John W Bishop
Lenders Title Company
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is: $0.00

C. Alan Thornton
Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 19 day of November, 2020.

Notary Public
Commission expires 8.20.2023

Address New Owners as Follows:
Kenneth T. Phillips and Ashley R. Phillips
Trustees of the Phillips Revocable Living Trust
123 Highland Villa Dr.
Nashville, TN 37211

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

Map-Parcel No.
161-14-0B-123.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Ashley Rose Phillips and Kenneth Thomas Phillips, wife and husband, hereinafter called the Grantor,** have bargained and sold and hereby quitclaim, transfer and convey all of my right, title and interest which we may have in the below described property to **Kenneth T. Phillips and Ashley R. Phillips, Trustees, or their successors in interest, of the Phillips Revocable Living Trust dated June 26, 2020, and any amendments thereto, hereinafter called the Grantee,** its successors and assigns, forever, being that land located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Being Unit 123, together with the appurtenant interest in the common elements of Highland Villa Condominiums, a horizontal property regime as established under Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8659, page 595, Book 8765, Page 610, Book 9730, page 265; Book 9730, page 268, Book 9730, page 271, Book 10871, Page 232, Instrument No. 20021118-0142476, and Instrument No. 20081210-0119221 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit; said unit being depicted on the Condominium Sit Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Ashley Rose Phillips and Kenneth Thomas Phillips, wife and husband by Warranty deed from Christopher Welch, a single man, of record as Instrument 20201113-0133945, Register's Office for Davidson County, Tennessee.

Being also known as 123 Highland Villa Dr., Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 18 day of November, 2020.

Ashley Rose Phillips

Ashley Rose Phillips

Kenneth Thomas Phillips

Kenneth Thomas Phillips

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Ashley Rose Phillips and Kenneth Thomas Phillips who are known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18 day of November, 2020.

My Commission Expires:

8-10-2023

NOTARY PUBLIC

LTC File 20-000263-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY