THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 546392 **DEEDQC**
01/05/2021 10:50:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210105-0001450

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leah Rene Phillips and Jordan Spencer Wolfe 1310 Union Hill Road Goodlettsville, TN 37072	New Owner	017-00-0-130.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Leah Rene Phillips, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Leah Rene Phillips and Jordan Spencer Wolfe, wife and husband,** their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 10th formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Cummings Group - Land Surveyors, dated February 27, 1995, as follows:

Beginning in the center of Union Hill Road at a point North 40 degrees West 105 feet from the intersection of said Road with the center of Brick Church Pike; thence with the center of Union Hill Road, North 40 degrees West 70 feet and North 31 degrees West 230 feet to a corner in the line of the Union Hill Church property; thence with a fence, North 68 degrees East 178 feet to a post, corner of said Church property; thence South 29 degrees East 310 feet, more or less, to the beginning containing 1.02 acres. Description taken from prior deed of record.

Being the same property conveyed to Leah R, Phillips, unmarried by Warranty deed from Joseph Armstrong and wife, Leslie Armstrong of record in Instrument No. 20090501-0039634 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 01, 2009.

Being also known as 1310 Union Hill Road, Goodlettsville, Tennessee 37072.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December 2020.

Leah Rene Phillips

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Leah Rene Phillips, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 7, 2021

Notary Public
My Commission Expires: _____