Prepared By:
Deborah Arline
516 South 10th Street
Nashville, Tennessee 37206

After Recording Return To:
Deborah Arline
516 South 10th Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 559146 DEEDQC
01/22/2021 03:38:55 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210122-0010134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 2-21-18 THE GRANTOR(S),

- William E Phillips single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S): Deborah Lynn Arline

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: See attached Exhibit A:

Source of Title: 20210122-0010133

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 082160411 00

Mail Tax Statements To:
Deborah L. Arline
5165 10th St
Nashville, TN 37206

[SIGNATURE PAGE FOLLOWS]

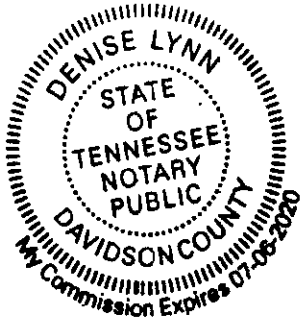
Grantor Signatures:

DATED: 2-21-2018

X William E Phillips

William E Phillips
18247 Fox
Red Ford, MI, 48240

STATE OF Tennessee, COUNTY OF Davidson, ss:

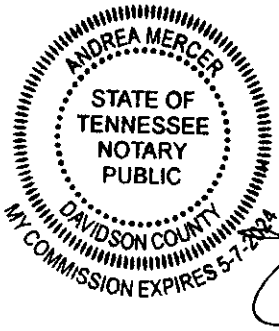


Denise Lynn
Notary Public

Chief Operations Coordinator
Title (and Rank)

My commission expires 07/06/2020

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



Deborah L. Arline
Affiant
Affiant's Name: Deborah L. Arline

Andrea Mercer

Exhibit A

This instrument prepared by Luther E. Cantrell, Jr., Attorney, 2813 Glen Oaks Drive, Nashville, Tenn., 37214- 615-889-1926

Owner	Send Tax Bill	Map - Parcel
Leslie E. Phillips 516 So. 10th Street Nashville, Tn., 37206	Same	82-16 Parcel 410

Davidson County AFFIDAVIT
Recvd: 02/15/05 15:03 2 pgs
Fees:12.00 Taxes:0.00
20050215-0017249

AFFIDAVIT OF HEIRSHIP

1. My full name is Leslie Eugene Phillips.

2. I reside at 516 So. 10th Street, Nashville, Tennessee.

3. I am the only child of my parents Nannie Bell Phillips, and William Eugene Phillips.

4. Nannie and William Phillips were married, and were never married to any other person(s), and had no other children.

5. William Eugene Phillips died on June 16, 1987 at the age of 81, and at the time of his death he left a paper writing purporting to be his last will and testament. This writing was wholly in his hand writing, and same was witnessed by two attesting witnesses.

6. The writing was never probated as his last will and testament as there was no probate able estate. All of his estate was joint property and owned with his wife Nannie Bell Phillips.

7. The writing has been and is on file in the Probate Clerk's office of Davidson County Tennessee.

8. Nannie Bell Phillips died, intestate, in Davidson County Tennessee on October 4, 2004 at the age of 97.

9. At the time of her death Nannie Bell Phillips owned the following real property:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Shelby Hills in Plat Book 3600, Page 17 Registers Office for said County, and being described as follows:

Beginning at a point in the westerly margin of South Tenth Street, said point being the common corners between Lots Nos. 20 and 21; thence with the line between said two lots in a westerly direction 131.85 feet to a point in the southerly margin of an alley; thence with same, North 65° 12 ' East 118.39 feet to the beginning of a curve thence around said curve to the right which has a radius of 20.0 feet in a southerly direction a distance of 42.13 feet to a point in the westerly margin of South Tenth Street; thence with same in a southerly direction 43.36 feet to the point of beginning.

This being the same property conveyed to William E. Phillips and wife Nannie Bell Phillips by Warranty Deed, dated September 13, 1974 from Henry Hudson and Bill Bowman, and of record in Book 4858 page 247 of the Register's Office of Davidson County Tennessee.

10. I am the only child of the decadent Nannie Bell Phillips and the only person entitled to inherit the property from Nannie Bell Phillips..

The matters set out in this affidavit of HEIRSHIP are true of my own knowledge.

x Leslie E. Phillips
Leslie Eugene Phillips

State of Tennessee
County of Davidson

Leslie Eugene Phillips with whom I am acquainted and being duly sworn says that the matters set out in this affidavit of Heirship are true.

Notary Public

My Comm. Exp. 7-31-05