# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 570591 DEEDQC
02/08/2021 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210208-0018075

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of January, 2020.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEAL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Delpha E. Phillips | SAME AS NEW OWNER | 09614013600 |
| (NAME) 906 Allen Road | (NAME) | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William Phillips and Aubrey Phillips Scurlock, heirs at law of William Aubrey, deceased,** hereinafter called the Grantor(s), has quitclaimed **Delpha E. Phillips**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Happy Acres Subdivision as of record in Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin G. Barrett, an unmarried man, by deed from Kimberly Dawn Barnett and husband, Chris Oram dated July 22, 2005 of record in Instrument Number 20050803-0091312, Register's Office for Davidson County, Tennessee.

Benjamin B. Barrett a/k/a Benjamin George Barrett having died and under Item III of the Last Will and Testament of Benjamin George Barrett, deceased, of Record in Probate File 18P1624, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to William (Bill) Phillips, said Register's Office.

Bill Phillips a/k/a William Aubrey Phillips having since deceased on or around June 29, 2019. See Affidavits of Heirship of Record in Instrument Number 202102080018072 trument Number 202102080018073 Instrument Numbe 202102080018074 id Register's Office.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 27th day of Jan, 2021.

Aubrey Phillips Scurlock

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aubrey Phillips Scurlock, the herein bargainor, 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 official seal, this the 27 day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

This is improved property known as 906 Allen Road, Nashville, TN 37214.

Witness my hand this 26 day of January, 2021.

William Phillips

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Phillips, the herein bargainor, 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 official seal, this the 26 day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)



# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY