Karen Johnson Davidson County
Batch# 603122 DEEDQC
03/30/2021 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210330-0041925

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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Gretchen L. Phillips<br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of March, 2021.<br><br>Notary Public<br><br>My Commission Expires: |

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| John A. Phillips III and/or<br>Gretchen L. Phillips, Trustees<br>5315 Lancelot Road<br>Brentwood, Tennessee 37027 | SAME | 159 03 0 011.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John A. Phillips III and wife, Gretchen L. Phillips**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John A. Phillips III and/or Gretchen L. Phillips, Trustees of the Gretchen & John Phillips III Living Trust, established by the Revocable Trust Agreement of John A. Phillips III and Gretchen L. Phillips dated March 27, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 27th day of March, 2021.

**John A. Phillips III**

**Gretchen L. Phillips**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Phillips III and Gretchen L. Phillips, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2021.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section Two, Camelot Acres, of record in Book 3700, page 151, Register's Office for said County.

Said Lot No. 38 fronts 139.29 feet on the westerly margin of Lancelot Road and extends back 259.71 feet on the northerly line and 251.35 feet on the southeasterly line to a broken line in the rear, measuring 243.84 feet thereon.

Being the same property conveyed to John Atlas Phillips III and wife, Gretchen L. Phillips, by deed from J. Harvey White and wife, Karen H. White, of record in Book 6296, page 844, Register's Office for Davidson County, Tennessee.

John A. Phillips III and John Atlas Phillips III are one and the same person.

This conveyance is subject to the restrictive covenants of record in Book 4193, page 144, and to the matters set forth in the above-referenced plan of record, Register's Office for Davidson County, Tennessee.

This is improved property known as 5315 Lancelot Road, Brentwood, Tennessee 37027.

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

