QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 632802 DEEDQC
05/10/2021 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

amjerger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2021.

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas C. Phillips and Jessica Phillips	**Same**	
(NAME)	(NAME)	
2876 Creekbend Drive	2876 CREEKBEND DRIVE	**059-04-0A-132.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	NASHVILLE, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THOMAS C. PHILLIPS AND JESSICA PHILLIPS (FORMERLY KNOWN AS JESSICA A. WILLIAMS), AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

THOMAS C. PHILLIPS AND JESSICA PHILLIPS, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 96 ON THE PLAN OF FINAL PLAT OF PHASE 4, 5, AND 6 OF BROOKVIEW SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20060303-0025044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. PHILLIPS, AN UNMARRIED MAN AND JESSICA A. WILLIAMS, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20070731-0090849 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 27, 2007 AND RECORDED ON JULY 31, 2007.

THE SAID JESSICA A. WILLIAMS BEING NOW KNOWN AS JESSICA PHILLIPS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2876 Creekbend Drive, Nashville, Tennessee 37207**

Witness our hands this the 3 day of May, 2021.

Thomas C. Phillips

Jessica Phillips

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 3 day of May, 2021.

Notary Public
My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Phillips**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of May, 2021.

Notary Public
My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024