Karen Johnson Davidson County
Batch# 659449 DEEDQC
06/18/2021 08:27:58 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210618-0082300

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2021.

Notary Public

My commission expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

QUITCLAIM DEED

FROM:	TO:
POWELL W. PHILLIPS, JR. AND CYNTHIA ANN PHILLIPS STRINICH, TRUSTEES OF THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEES OF THE LIZZIE MAI PHILLIPS FAMILY TRUST	**ALLEN D. LENTZ, TRUSTEE**

AND

FROM:	TO:
ALLEN D. LENTZ, TRUSTEE	**POWELL W. PHILLIPS, JR. AND CYNTHIA ANN PHILLIPS STRINICH**

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich 5207 Harding Road Nashville, TN 37205	New Owner	105 10 0 036.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and for the express purpose of evidencing title to the Trusts created in the Last Will and Testament of our father, Powell Wallis Phillips, Sr., being one and the same as Paul W.

Phillips, and in the Last Will and Testament of our mother, Lizzie Mai Phillips, **WE, POWELL W. PHILLIPS, JR. AND CYNTHIA ANN PHILLIPS STRINICH, TRUSTEES OF THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEES OF THE LIZZIE MAI PHILLIPS FAMILY TRUST**, by these presents do hereby quitclaim unto **ALLEN D. LENTZ, TRUSTEE**, his successors and assigns, all right, title and interest to the following described tract or parcel of land, to wit:

All that tract or parcel of land described in Exhibit A hereto.

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

And now, I, the said **ALLEN D. LENTZ, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title and interest in the herein described tract or parcel of land unto **POWELL W. PHILLIPS, JR. AND CYNTHIA ANN PHILLIPS STRINICH, AS TENANTS IN COMMON**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 10th day of June, 2021.

W. PHILLIPS, JR., TRUSTEE UNDER THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEE UNDER THE LIZZIE MAI PHILLIPS FAMILY TRUST

CYNTHIA ANN PHILLIPS STRINICH, TRUSTEE UNDER THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEE UNDER THE LIZZIE MAI PHILLIPS FAMILY TRUST

AND

ALLEN D. LENTZ, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **POWELL W. PHILLIPS, JR., TRUSTEE UNDER THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEE UNDER THE LIZZIE MAI PHILLIPS FAMILY TRUST**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of June, 2021.

Notary Public

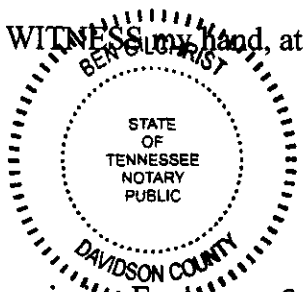
My Commission Expires: 5/5/25



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA ANN PHILLIPS STRINICH, TRUSTEE UNDER THE POWELL W. PHILLIPS FAMILY TRUST AND TRUSTEE UNDER THE LIZZIE MAI PHILLIPS FAMILY TRUST**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2021.



Notary Public

My Commission Expires: 01/07/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN D. LENTZ, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of a Part of Lot #1 on the Map of Waverly Place of record in Plat Book 4995, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

The above described Lot 1 is comprised of 4 tracts conveyed in the derivations below:

TRACT 1:

Being the same property conveyed to Powell W. Phillips, by deed from Arden J. Sanders and wife, Mamie Sanders, of record in Book 1371, page 350, dated February 26, 1946, said Register's Office. Powell W. Phillips having since died testate on or about June 6, 1994. Pursuant to the Last Will and Testament of Powell Wallis Phillips, Sr., being one and the same as Paul W. Phillips, Docket No. 95P1465, Probate Court for Davidson County, Tennessee, said property is vested in the TRUSTEES OF THE POWELL W. PHILLIPS FAMILY TRUST. Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich were the duly named Trustees in the Last Will and Testament of Powell Wallis Phillips, Sr.

TRACT 2:

Being the same property conveyed to Powell W. Phillips and wife, Lizzie Mai Phillips, by deed from Rose M. Moran, of record in Book 3646, page 207, dated November 6, 1963, said Register's Office. Powell W. Phillips having since died, leaving Lizzie Mai Phillips as surviving tenant by the entirety. Lizzie Mai Phillips having since died testate on or about October 28, 1996. Pursuant to the Last Will and Testament of Lizzie Mai Phillips, Docket No. 97P126, Probate Court for Davidson County, Tennessee, said property is vested in the TRUSTEES OF THE LIZZIE MAI PHILLIPS FAMILY TRUST. Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich were the duly named Trustees in the Last Will and Testament of Lizzie Mai Phillips.

TRACT 3:

Being the same property conveyed to Powell W. Phillips and wife, Lizzie Mai Phillips, by deed from James T. Craig and wife, Ruth T. Craig, of record in Book 3962, page 237, dated November 24, 1965, said Register's Office. Powell W. Phillips having since died, leaving Lizzie Mai Phillips as surviving tenant by the entirety. Lizzie Mai Phillips having since died testate on or about October 28, 1996. Pursuant to the Last Will and Testament of Lizzie Mai Phillips, Docket No. 97P126, Probate Court for Davidson County, Tennessee, said property is vested in the TRUSTEES OF THE LIZZIE MAI PHILLIPS FAMILY TRUST. Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich were the duly named Trustees in the Last Will and Testament of Lizzie Mai Phillips.

TRACT 4:

Being the same property conveyed to Powell W. Phillips and wife, Lizzie Mai Phillips, by deed from The Nashville Housing Authority, of record in Book 4679, page 858, dated February 7, 1973, said Register's Office. Powell W. Phillips further conveyed his interest to Lizzie B. Phillips by Quitclaim Deed of record in Book 8953, page 632, dated May 11, 1993, said Register's Office. Lizzie Mai Phillips having since died testate on or about October 28, 1996. Pursuant to the Last Will and Testament of Lizzie Mai Phillips, Docket No. 97P126, Probate Court for Davidson County, Tennessee, said property is vested in the TRUSTEES OF THE LIZZIE MAI PHILLIPS FAMILY TRUST. Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich were the duly named Trustees in the Last Will and Testament of Lizzie Mai Phillips.

This is improved real property located at 1909 8th Avenue South, Nashville, TN, Nashville, Tennessee.