Karen Johnson Davidson County
Batch# 696496 DEEDQC
08/12/2021 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0109162

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Paul T. Phillips and Angela Phillips 1953 Pinehurst Drive Nashville, TN 37216	New Owner	073-09-0-272.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary S. Phillips and Ernest A. Phillips, wife and husband,** by these presents do hereby quitclaim and convey unto **Paul T. Phillips and Angela Phillips, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Resub of Lot 63, Riverwood Heights - Sec. 8 of record in Plat Book 6050, Page 339, 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 Paul T. Phillips, by deed dated October 28, 2011, and recorded November 3, 2011, from The Bank of New York Mellon Trust Company, National Association, F/K/A The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank N.A. as Trustee, of record in Instrument Number 20111103-0085771, and being further conveyed to Paul T. Phillips and Angela Phillips, husband and wife, and Mary S. Phillips and Ernest A. Phillips, wife and husband, by deed dated June 19, 2017, and recorded June 26, 2017, from Paul T. Phillips, a married man, of record in Instrument Number 20170626-0063874, Register's Office for Davidson County, Tennessee.

Property Address: 1953 Pinehurst Drive Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12 day of August 2021.

Affiant

My commission expires: (Affix Seal)

Notary Public

MOLLY LANDRESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of August, 2021.

Mary S. Phillips POA

Mary S. Phillips

Ernest A. Phillips by Mary S. Phillips, his attorney-in-fact

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary S. Phillips, individually, and as attorney in fact for Ernest A. Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of August, 2021.

Notary Public

My Commission Expires: January 25, 2025

STATE OF MISSISSIPPI
ASHLEY GRAY
NOTARY PUBLIC
ID No. 279829
Commission Expires
January 25, 2025
RANKIN COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/12/2021 (date ~~of document~~).

Affiant Signature

08/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025