This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 733657 DEEDQC
10/11/2021 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136375

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2021.

Notary Public
My Commission Expires: 11-6-2021

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| The Tree Fund LLC<br>1314 Little Hamilton Ave.<br>Nashville, TN 37203 | New Owner | 10507016100 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **John Kevin Phillips and Harriette Susan Sullivan Phillips, husband and wife** ("Grantor") does hereby quitclaim and convey unto **The Tree Fund LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being the northwest part of Block B on the Plan of the Meritt-Hagan land as of record in Minute Book H, page 241 of the County Court for said County and described as follows:

Beginning at the southwest corner of Hamilton Avenue and a 40 foot street shown on the plan of subdivision of Block "A" as of record in Book 421, page 153 RODC; thence with the easterly margin of Hamilton Avenue southerly 80 feet; thence easterly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street westerly 150 feet to the beginning.

Being the same property conveyed to John Kevin Phillip and Harriette Susan Sullivan Phillips, husband and wife, by Quitclaim Deed from Harriette Susan Sullivan, dated June 16, 2015, and recorded on September 15, 2015, of record in Instrument No. 20150915-0093466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harriette Susan Sullivan by Warranty Deed from John T. Collins and wife, Margaret V. Collins, dated February 4, 1997 and recorded on February 6, 1997, of record in Book 10342, page 562, Register's Office for Davidson County, Tennessee.

Being also known as: **1314 Little Hamilton Ave., Nashville, Tennessee 37203.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of October, 2021.

GRANTOR:

John Kevin Phillips

Harriette Susan Sullivan Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John Kevin Phillips** and **Harriette Susan Sullivan Phillips**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024



202110110136375

Certificate of Authenticity

I, Rachel Stacy Carver, do hereby make oath that I am 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 10/7/21

Rachel Stacy Carver
Affiant Signature

10/7/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October 2021

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

