Karen Johnson Davidson County
Batch# 744740 DEEDQC
10/27/2021 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211027-0144313

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Bradley Phillips and Mia Phillips 206 S 10th Street Nashville, TN 37206

Order Number: AT-100069

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bradley Phillips, a/k/a Bradley David Phillips and Mia Phillips, f/k/a Mia R. Casey, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bradley Phillips and Mia Phillips, Husband and Wife,** whose address is 206 S 10th Street, Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 7, of the Homes at 10th & Russell, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20160516-0048889 and amended in Instrument No. 20180509-0044624 in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 082-16-0U-007.00CO
Street address of property: 206 S 10th Street, Nashville, TN 37206

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180905-0088072 in the Register's Office, Davidson County, Tennessee.

Signed this 15 day of October, 2021.

Signature of Grantors:

Bradley Phillips, a/k/a
Bradley David Phillips

Mia Phillips, f/k/a
Mia R. Casey

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15th day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bradley Phillips, a/k/a Bradley David Phillips and Mia Phillips, f/k/a Mia R. Casey known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
11/06/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 082-16-0U-007.00CO
Street address of property: 206 S 10th Street, Nashville, TN 37206

Oath of Consideration

I or we, Bradley Phillips, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 15 day of October, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 15th day of October 2021.

L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires
11/06/2024

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Unit No. 7, of the Homes at 10th & Russell, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20160516-0048889 and amended in Instrument No. 20180509-0044624 in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 206 S 10th Street, Nashville, TN 37206
Tax ID#: 082-16-0U-007.00-CO

BEING the fee simple property which, by General Warranty Deed dated September 4, 2018, and recorded September 5, 2018, in the Register of Deeds of the County of Davidson, Tennessee, as Document No. 20180905-0088072, was granted and conveyed by RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY unto BRADLEY DAVID PHILLIPS, A SINGLE MAN AND MIA R. CASEY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HIS/JER/THEIR HEIRS AND ASSIGNS.

There has been no transfer of title within the last 24 months.

Tennessee Certification of Electronic Document

I, Kim Reich, 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 Oct 15, 2021 (date of document).

Kim Reich
Affiant Signature

10/20/2021
Date

State of MARYLAND

County of CARROLL

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

LESTER E. FOWLER JR.
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
My Commission Expires 05-13-2025

NOTARY'S SEAL