Prepared By:
David A Phillips

After Recording Return To:
132 Saxon Mist Dr.
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 763240 DEEDQC
11/30/2021 10:26:04 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211130-0157809

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 19, 2021 THE GRANTOR(S),

- MARYANN C PHILLIPS, a single person

for and in consideration of: $10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- David Alan Phillips, a single person, residing at 132 Saxon Mist Dr., Nashville, Davidson County, Tennessee 37217

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

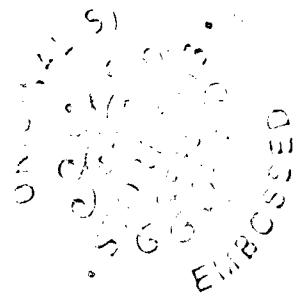
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer due to divorce. Money transferred from Fidelity IRA of Grantee to Fidelity IRA of Grantor.

Tax Parcel Number: 13607015400

Mail Tax Statements To:
David Alan Phillips
132 Saxon Mist Dr.
Nashville, Tennessee 37217

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: Nov 19, 2021

MaryAnn C Phillips
MARYANN C PHILLIPS
5479 Zurich Dr.
Wrightwood,, California, 92397

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN BERNARCINO

On November 19, 2021 before me, L. Alayna Uriarte, Notary Public, personally appeared MARYANN C PHILLIPS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

L. ALAYNA URIARTE
Notary Public - California
San Bernardino County
Commission # 2357230
My Comm. Expires May 11, 2025

WITNESS my hand and official seal.

L. Alayna Uriarte (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
MaryAnn C Phillips Affiant
Subscribed and sworn before me this the
30 Day of November, 2021.
Brandi Wells, Deputy Register

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY



EXHIBIT A

Being Lot No. 281, Section Five, PRIEST LAKE PARK Subdivision, as shown on plat of record in Book 4460, Pages 174-176, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to David A. Phillips and MaryAnn C. Phillips, husband and wife by deed from Michael Ramey and Valentina Ramey as of record in Record Book 20070306 Page 00273978 Register's Office for said County.