QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.
Karen Johnson Davidson County Batch# 770309 DEEDQC 12/08/2021 01:46:22 PM 3 pgs Fees: $17.00 Taxes: $0.00 20211208-0162872	

THIS INSTRUMENT WAS PREPARED BY: Manson Johnson Conner, 1720 West End Ave, Suite 300, Nashville, TN 37203		
Address of New Owners **Kenneth S. Phillips & Ernestine Phillips** **2009 Scott Ave** **Nashville, TN 37206**	**Send Tax Bills To** **Kenneth S. Phillips & Ernestine Phillips** **2009 Scott Ave** **Nashville, TN 37206**	**Map-Parcel No.** **072 14 0 410.00**

THIS INDENTURE, Made the 2nd day of August, 2021, between **Kenneth S. Phillips and wife Ernestine Phillips** as party or parties of the first part, hereinafter called Grantor, and **Kenneth S. Phillips and Ernestine Phillips for Life then to Kenneth S. Phillips II** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13A on the Plan of the Re-subdivision of Lot 13, Belle Forest Subdivision, as of Record in Book 4060, Page 195, Register's Office for Said County.

Being the same property conveyed to Kenneth S. Phillips and wife Ernestine Phillips in Book 4413 Page 761 of record in the Register's Office for Davidson County, Tennessee.

These properties are commonly known as 2009 Scott Ave, Nashville TN 37206.

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Kenneth S. Phillips
Kenneth S. Phillips

Ernestine Phillips
Ernestine Phillips

Isaac Conner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$10.00.**

AFFIANT

Notary Public

My Commission Expires: 3-6-2024

ASHLEY ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH S. PHILLIPS,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August 2021.

Notary Public

My Commission Expires: 3/6/2024

ASHLEY ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERNESTINE PHILLIPS,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August 2021.

Notary Public

My Commission Expires: 3/6/2024

ASHLEY ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ISAAC CONNER,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August 2021.

Notary Public

My Commission Expires: 3/6/2024

ASHLEY ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024