Karen Johnson Davidson County
Batch# 777992 DEEDQC
12/22/2021 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0168945

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	**American Home Title** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Collin James Phillips and Shelby Henson Phillips 8117 Settlers Way Nashville, TN 37221

Order Number: AHTL-CF2351TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Collin James Phillips and Shelby Henson Phillips, fka Shelby Nicole Henson , 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), **Collin James Phillips and Shelby Henson Phillips, Husband and Wife,** as tenants in common with the right of survivorship, whose address is 8117 Settlers Way, Nashville, TN 37221, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 69, on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

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: 126-15-0-4-270.00 CO
Street address of property: 8117 Settlers Way, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190501-0040202 in the Register's Office, Davidson County, Tennessee.

Signed this 10 day of Dec, 2021.

Signature of Grantors:

Collin James Phillips

Shelby Henson Phillips, fka Shelby Nicole Henson
fka Shelby Nicole Henson

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10 day of Dec, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Collin James Phillips and Shelby Henson Phillips, fka Shelby Nicole Henson , 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.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Com Exp 09/02/24

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: 126-15-0-4-270.00 CO
Street address of property: 8117 Settlers Way, Nashville, TN 37221

Oath of Consideration

I or we, Collin James 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 10 day of December, 2021.

Signatures of Affiant(s):

Collin James Phillips Stephanie Phillip FKA Stephanie Michelle Hunt

Sworn and subscribed before me this 10 day of Dec, 2021.

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Comm Exp 09/02/24

202112220168945

Tennessee Certification of Electronic Document

I, Morgan Boyd, 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 December 10, 2021 (date of document).

MMB

Affiant Signature

December 16, 2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 16 day of December, 2021.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL