Karen Johnson Davidson County
Batch# 780621 DEEDQC
12/28/2021 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170489

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 21 day of Dec, 2021.

Notary Public
My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Ephraim Maldonado 5333 Whites Creek Pike Whites Creek, TN 37189	Ephraim Maldonado 6001 W. Interstate 20, Suite 200 Arlington, TX 76017	02200-0-225.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **PHSE1, LLC** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Ephraim Maldonado,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot 1 on the Gardner's One Lot Subdivision (Revised) as shown on plat of record in Book 8250, page 635, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christopher A. Miller and Andrea V. Miller by Deed from Secretary for Housing and Urban Development dated August 1, 2006 and filed of record in Instrument No. 20060808-0097114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Christopher A. Miller and Andrea V. Miller, a married couple, dated July 15, 2021, of record in Instrument No. 20210720-0097371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PHSE1, LLC by mistake by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated July 15, 2021, of record in Instrument No. 20210728-0101276, Register's Office for Davidson County, Tennessee and Corrected by Correction Deed of record in Instrument No. 20211124-0155832, Register's Office for Davidson County, Tennessee.

Being also known as 5333 Whites Creek Pike, Whites Creek, Tennessee 37189

THE PURPOSE OF THIS QUITCLAIM IS TO CORRECT THE GRANTEE IN WARRANTY DEED DATED JULY 15, 2021, OF RECORD IN INSTRUMENT NO. 20210728-0101276, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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.

Witness my hand this 21 day of Dec, 2021.

PHSE1, LLC

BY: _____
Pinal Patel, Member

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Pinal Patel*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Member*** of ***PHSE1, LLC*** the within named bargainor, and that he as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Member***.

_____
Notary Public
My Commission Expires:

Certificate of Authenticity

I, **Nick Harris**, 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 12-21-2021.

Affiant Signature

12-21-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date