Karen Johnson Davidson County
Batch# 792236 DEEDQC
01/18/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220118-0006765

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2021. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Erich R. Schoen Allison P. Schoen 4507 Yancey Drive Nashville, TN 37215	Send Tax Bills To: New Owner 4507 Yancey Drive Nashville, TN 37215	Tax Information: Map and Parcel No.: 13016004500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ROBERT E. PHIPPS and NANCY S. PHIPPS, TRUSTEES, PHIPPS FAMILY REVOCABLE LIVING TRUST AGREEMENT dated December 28, 2017** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey unto **ERICH R. SCHOEN and wife, ALLISON P. SCHOEN**, their heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Yancey Subdivision of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Being the same property conveyed to Robert E. Phipps and Nancy S. Phipps, Trustees, Phipps Family Revocable Living Trust Agreement dated December 28, 2017, by quitclaim deed from Nancy S. Phipps, a married woman, dated December 28, 2017, of record in Instrument No. 20180110-0003460, Register's Office for Davidson County, Tennessee.

This is improved property known as 4507 Yancey Drive, Nashville, Tennessee, 37215.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2021.

GRANTOR:

Robert E & P Hipps, Trustee

ROBERT E. PHIPPS, TRUSTEE

Nancy S Phipps, Trustee

NANCY S. PHIPPS, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, ROBERT E. PHIPPS and NANCY S. PHIPPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Trustees of the Phipps Family Revocable Living Trust, a revocable trust established under the laws of the State of Tennessee, and, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 2021.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/30/2021

GEORGE E. MUDTER, JR.
Dated 12/30/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/30/2021

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

