(1)

Karen Johnson Davidson County
Batch# 877050 DEEDQC
06/24/2022 09:05:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220624-0072210

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

MELANIE DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-31-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 23rd, day of June 2022.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Cynthia Ann Phillips Strinich, Trustee
7713 Scenic River Ln.
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
105-10-0-036.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Cynthia Ann Phillips Strinich**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Cynthia Ann Phillips Strinich, Trustee of The Cynthia Ann Phillips Strinich Revocable Living Trust u/a/d April 22, 2022**, (hereinafter referred to as "**GRANTEES**") its successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of a Part of Lot #1 on the Map of Waverly Place of record in Book 4595, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich, as tenants in common, by Quitclaim Deed, dated June 10, 2021, from Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich, Trustees of The Powell W. Phillips Family Trust and Trustees of The Lizzie Mae Phillips Family Trust and Allen D. Lentz, Trustee, of record in Instrument No. 20210618-0082300, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 1909 8th Ave. S., Nashville, TN 37203.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 22nd day of June, 2022.

Cynthia Ann Phillips Strinich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Ann Phillips Strinich,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 22nd day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026