Karen Johnson Davidson County
Batch# 932921 DEEDWARR
10/24/2022 09:02:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115118

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 10
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 092 13 0 450.00

WARRANTY DEED

Property Address & New Owner:
THOMAS C. PHILLIPS or
AMANDA B. PHILLIPS, Trustees of the
PHILLIPS REVOCABLE LIVING TRUST
222 37th Ave N.
Nashville, TN 37209

Mail Tax Statement to:
Thomas C. Phillips
Amanda B. Phillips
222 37th Ave N.
Nashville, TN 37209

The **GRANTORS, THOMAS PHILLIPS and AMANDA BARNARD PHILLIPS, husband and wife as tenants by the entirety**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

THOMAS C. PHILLIPS or AMANDA B. PHILLIPS, Trustees of the PHILLIPS REVOCABLE LIVING TRUST, dated October 12, 2022

The PHILLIPS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING LOT NO. 1 ON THE PLAN OF NORMANDY 2 LOT SUBDIVISION OF RECORD IN INSTRUMENT NO. 20121211-114039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to THOMAS PHILLIPS and AMANDA BARNARD PHILLIPS, husband and wife, by Quitclaim Deed of record at Instrument No. 20190910-0091132 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 12th day of October, 2022, by the undersigned.

Thomas C. Phillips

THOMAS PHILLIPS

Amanda Phillips

AMANDA BARNARD PHILLIPS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **THOMAS PHILLIPS and AMANDA BARNARD PHILLIPS,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of October, 2022.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Thomas C. Phillips

AFFIANT

Subscribed and sworn to before me this 12th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025