Karen Johnson Davidson County
Batch# 948869 DEEDQC
12/07/2022 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221207-0127689

THIS INSTRUMENT PREPARED BY:
Ryan W. Pratt
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me this 17th day of November 2022.

Notary Public

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Torian Deshawn Burch	SAME	MAP 151-1
581 Woodall Road		GROUP A
Lebanon, TN 37090		PARCEL 127

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **James W. Phillips,** (Grantor) does hereby quitclaim to **Torian Deshawn Burch** (Grantee) the following described land and property situated in Davidson County, Tennessee, to wit:

Being Lot No. 127 on the Plan of Chatman Pointe, a Planned Unit Development, as of record in Book 6900, pages 444, 445, 446 and 447, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is herby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joy E. Phillips, an unmarried person, by Warranty Deed from Ken Lockey Homes, Ltd. Of Tennessee, Inc., a Tennessee Corporation, Book 8658, Page 805, Register's Office for Davidson County, Tennessee.

Being improved property known as: 3740 Waterford Way, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 2nd day of ~~November~~ December 2022.

GRANTOR:

James W. Phillips

STATE OF Alabama)
COUNTY OF Morgan)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **James W. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of ~~November~~ December 2022.

Notary Public

My commission expires: 03/18/2026

JANESSA WOODRUFF NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 12-2-22 (date).

Affiant Signature

12-7-22
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7th day of December, 2022.

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024