Karen Johnson Davidson County
Batch# 966507 DEEDQC
02/02/2023 01:55:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230202-0007802

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QUITCLAIM DEED

Property Owner: Phyllis L. Lewis

Parcel Identification No: Parcel: 136 15 0A 074.00

Prepared By: Phyllis L. Lewis

3405 Old Anderson Rd. Unit 210 Antioch , Tennessee 37013

After Recording, Return Deed To: Phyllis Lewis

3405 Old Anderson Rd Unit 210 Antioch, Tennessee 37013

Mail All Real Estate Tax Statements To: Phyllis Lewis

3405 Old Anderson Rd Unit 210 Antioch, Tennessee 37013

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Phyllis L. Lewis , a single individual, residing at 3405 Old Anderson Rd Unit 210, Antioch, Tennessee, 37013.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Phyllis L. Lewis to Michael Jeffcoat Living Trust with Phyllis L Lewis acting as the Trustee with a mailing address of 3405 Old Anderson Rd Unit 210, Antioch , Tennessee, 37013 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Unit 74 Phase 2, Watercrest Townhomes, Horizontal Property

Book 11190, Page 81

Watercrest Homeowners Association for common area, Instrument 20000222-0017014

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of January 18 2023.

Grantor's Signature _____ Date January 18 2023

Print Name: Phyllis L. Lewis

Address: 3405 Old Anderson Rd Unit 210, Antioch, Tennessee, 37013

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis L Lewis whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of January, 2023.

Notary Public

(SEAL) ANGELA D. CORDERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 7 2025

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature

State of Tennessee

County of Davidson

Subscribed and sworn before me this 18 day of January, 2023.

Notary Public

ANGELA D. CORDERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Exp July 7 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 74, on the Plan of First Revision to Phase 2, Final Plat Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Phyllis Lewis, a single person by deed from Toshio Miyagawa and Maiko Iwami, married dated October 30, 2009, recorded _____, of record in Instrument No. 20091109-0103031, Register's Office for Davidson County, Tennessee.