Karen Johnson Davidson County
Batch# 981560 DEEDQC
03/16/2023 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230316-0019064

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Van H Phillips, Jr.** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Van H Phillips, Jr. & wife, Cheri Phillips,** (Grantees), all of his rights, title, and interests in the following described real property, to wit:

Parcel I - part of 3007 Clare Drive, Nashville, TN - part of M&P 092 06 0 168.00

Land in Davidson County, Tennessee being Lot NO 6 of Block "B" on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for said County, Tennessee.

Parcel II - part of 3007 Clare Drive, Nashville, TN - part of M&P 092 06 0

Land in Davidson County, Tennessee being Lot NO 7 of Block "B" on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for said County, Tennessee.

Parcel III - part of 3007 Clare Drive, Nashville, TN - part of M&P 092 06 0

Land in Davidson County, Tennessee being Lot NO 8 of Block "B" on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for said County, Tennessee.

*******THE PURPOSE OF THIS CONVEYANCE IS TO CREATE THREE SEPARATE MAP AND PARCEL NUMBERS.*****

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20090601-0050171** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16th day of **March, 2023.**

Van H Phillips, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Van H Phillips, Jr.** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 16th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TAX PARCEL NO.: part of 092 06 0 168.00
PROPERTY OWNER: **Van H Phillips, Jr. and Wife Cheri Phillips**
OWNER'S ADDRESS: **612 Tosha Court. Nashville, TN 37218**
MAIL TAX BILLS TO: **new owner**

Certificate of Authenticity

I, Holly A. Mason, 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 March 16, 2023.

Affiant Signature

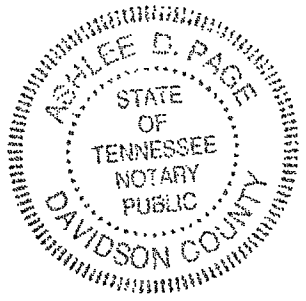
3/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of March, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026