Karen Johnson Davidson County
Batch# 982166 DEEDWARR
03/17/2023 04:16:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230317-0019571

prepared by:
Aubrey Elizabeth Phillips
4118 Legend Hall Dr
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Aubrey Elizabeth Phillips, Affiant

Subscribed and sworn to before me, this 17th day of March 2023.

ROSE AMBERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-2024

Address new owner as follows: Aubrey Elizabeth Phillips 4118 Legend Hall Drive Nashville, TN 37215	Send Tax Bills to: SAME	Map and Parcel 131-1A-154.00CO

QUITCLAIM DEED

Aubrey Elizabeth Phillips, trustee, Aubrey Elizabeth Phillips 1996 Trust (the "Grantor") hereby remises, releases and quitclaims unto Aubrey Elizabeth Phillips (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal Description is the same as the previous instrument of record.

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

Witness my hand this 17th day of March 2023.

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Aubrey E. Phillips

Aubrey Elizabeth Phillips, trustee,

Aubrey Elizabeth Phillips 1996 Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Elizabeth Phillips, trustee, Aubrey Elizabeth Phillips 1996 Trust, the bargainer, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th day of March 2023.

My Commission Expires: 11-6-2024

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exhibit A

Legal Description

These certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and by-Laws dated the 18th day of July 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 4118 in the Legend Hall, a Horizontal Property Regime, located at 4118 Legend Hall Drive, in Nashville, Davidson County, Tennessee, as shown on the Plat of Resubdivision of Legend Hall, recorded in Book 5200, page 275, Register's Office for Davidson County, Tennessee, to which the reference is hereby made. Together with the undivided interest in common elements declared in the Master deed and By-Lawes appurtenant to such unit.

Being the same property conveyed to Betty Gregory Turner by Warranty deed from Sandy M. Moore, Jr. and James E. Patterson dated June 7, 1977 and recorded in book 5204, page 304, Register's Office for Davidson County, Tennessee. Betty Gregory Turner has since died, widowed and teste. By Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-459, Betty Gregory Turner devised the property to ger children, Robert Phillips Turner Jr. And Sara Gwyn Turner Tilley.

Being in the same interest conveyed to Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, as amended from time to time and to his successors in trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Sara Gwyn Turner Tilley of record in Instrument Number 20120301-0017921, in the Register's Office for Davidson County, Tennessee.

Being the same interest conveyed to Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, as amended from time to time and to his successors in trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Phillips Turner, Jr. of record in Instrument Number 20120502-0037830, in the Register's Office for Davidson County, Tennessee.