This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF ILLINOIS
COUNTY OF Kane

The actual consideration for this transfer is $0.00.

Jacqueline Phillips
Affiant

Subscribed and sworn before me on this 31st day of March, 2023.

T. MILLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 01, 2026

Notary Public
My Commission expires: July 1 2026

Address of New Owner:
Jacqueline S. Phillips, Trustee
2371 Crocker Springs Rd.
Goodlettsville, TN 37072

Send Tax Bills To:
Same as New Owner

Map-Parcel:
02300012500

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jacqueline S. Phillips** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Jacqueline S. Phillips, Trustee under the Trust Declaration dated March 11, 2023** ("Grantee"), and her successors in trust, forever, all of Grantor's right, title, and interest in

Karen Johnson Davidson County
Batch# 987247 DEEDQC
03/31/2023 12 28 58 PM 3 pgs
Fees $17 00 Taxes $0 00
20230331-0023473

and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, and being shown as Tract 2 on the survey of the F. Tinnon and L. M. Colendenin property, by John B. Bates, Surveyor, dated 5-13-77, as follows:

Beginning at a steel post in the western margin of Crocker Springs Road at the common corner of Tracts 1 and 2; thence with the margin of said Road South 29 degrees East 96 feet to an iron pin; thence with the margin of the same South 16 degrees 30 minutes East 114 feet to a steel post in the common corner of Tracts 2 and 3; thence with the line between said Tracts South 77 degrees 15 minutes West 1628.0 feet to a stake in a hickory tree; thence pratially along a fence line North 68 degrees West 312.0 feet to an iron pin; being the common rear corner of Tracts 1 and 2; thence with the line between said tracts North 76 degrees 18 minutes 08 seconds East 1850.92 feet to the point of beginning, containing 7.65 acres, more or less.

Being the same property conveyed to Jacqueline S. Phillips, by Quitclaim Deed from Jacqueline S. Phillips, Administratrix CTA of the Estate of Charles Hayden Phillips, Deceased, of record in Book 10964, Page 868, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Charles Hayden Phillips by Deed from Anita Louise Jeffirs Philips of record in Book 7291, page 586, Register's Office for Davidson County, Tennessee.

This is improved property known as 2371 Crocker Springs Rd., Goodlettsville, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 30 day of March, 2023.

GRANTOR:

Jacqueline S Phillips

Jacqueline S. Phillips

STATE OF ILLINOIS
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jacqueline S. Phillips**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Elgin, Illinois, this 30th day of March, 2023.

Notary Public
My Commission Expires:

T. MILLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 01, 2026