Karen Johnson Davidson County
Batch# 1015640 DEEDQC
06/15/2023 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230615-0045886

NEW OWNER:

Duane Phillips &
Marie Phillips
204 East Ave
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map-Parcel Numbers:
26-01-72.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **DUANE PHILLIPS AND LINDA HOWARD, joint tenants with the right of survivorship,** hereinafter called the Grantors, have quitclaimed to **DUANE PHILLIPS AND MARIE PHILLIPS, husband and wife**, hereinafter called the Grantees, all of their interest in a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 of Block "E" on the Plan of Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, Page 72, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side of Hudson Avenue, now known as East Avenue, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Duane Phillips and Linda Howard, joint tenants with the right of survivorship, by Warranty Deed from Jimmie C. Clay, unmarried, dated March 23, 2006 and of record as Instrument Number 20060404-0037905, Register's Office for Davidson County, Tennessee.

WITNESS SIGNATURE(S) this 14TH day of June, 2023.

DUANE PHILLIPS

LINDA HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Duane Phillips,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14TH day of June, 2023.

Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Linda Howard,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2nd day of June, 2023.

Notary Public

My commission expires: 08/21/2025

WENDY A FRANCIS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/21/25
NOTARY ID 12801710-8

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

Affiant

Sworn to and subscribed to before me, this the 14th day of June, 2023.

Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 6/14/23.

Date

Celia Stewart-Rouse

Affiant Signature

6/14/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of June, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY