Karen Johnson Davidson County
Batch# 1062562 DEEDQC
10/18/2023 03:21:36 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231018-0081828

Quitclaim Deed

RECORDING REQUESTED BY Shelley Hix
AND WHEN RECORDED MAIL TO:
Shelley Hix
2813 Lakeside Meadows Circle
Mt. Juliet, TN 37122
, Grantee(s)

Consideration: $ No Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 110 03 0A 064.00
PREPARED BY: Shelley Hix certifies herein that he or she has prepared this Deed.

Shelley Hix
Signature of Preparer

10-17-2023
Date of Preparation

Shelley Hix
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 10-17-2023 in the County of Davidson, State of Tennessee by Grantor(s), Kimberly Phillips, whose post office address is 2813 Lakeside Meadows Cir. Mt. Juliet, TN 37122, to Grantee(s), Shelley Hix, whose post office address is 2813 Lakeside Meadows Cir. Mt. Juliet, TN 37122,

WITNESSETH, that the said Grantor(s), Kimberly Phillips, for good consideration and for the sum of 0 ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Kimberly D Phillips
Signature of Grantor

Signature of Second Grantor (if applicable)

KIMBERLY D PHILLIPS
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Ana Carallos
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Ana Carallos
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Shelley Hix
Signature of Grantee

Signature of Second Grantee (if applicable)

Shelley Hix
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Ana Carallos
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Ana Carallos
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TN

County of Davidson

On 10/17/23, before me, Stefany Williams, a notary public in and for said state, personally appeared, Shelby Hix and Kimberly Phillips

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

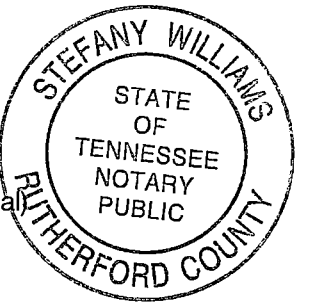
WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID TN Driver's License

(Seal)



(2)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,930.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Hix	Everett Financial Inc. dba Supreme Lending	110-03-0A
(NAME)	(NAME)	(MAP)
2813 Lakeside Meadows Circle	14801 Quorum Drive Suite 300	064.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Mount Juliet, TN 37122	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Shelley Hix and Kimberly D. Phillips, married,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Phase 3, Lakeside Meadows of record in Plat Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company by Warranty deed from Lakeside Meadows, LLC of record in Instrument No. 20151002-0100482 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 2, 2015

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2813 Lakeside Meadows Circle, Mount Juliet, Tennessee 37122

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20160012542 DEEDWARRSP
Recvd: 02/16/16 12:22 2 pgs
Fees:13.00 Taxes:1002.44
20160216-0014358

Witness my/our hand(s) this 12th day of February, 2016.

The Jones Company of Tennessee, L.L.C.

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of February, 2016.

_____
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 17 day of October, 20 23

STEFANY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary