QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1072904 DEEDQC
11/17/2023 10:26:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231117-0089694

W-QCD-23-4042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOV, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyjuana Shonta Phillips	**NEW OWNER**	
(NAME)	(NAME)	**162-02-0-133.00**
4042 Darlene Drive,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4002		
(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, **TYJUANA SHONTA PHILLIPS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TYJUANA SHONTA PHILLIPS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Colewood Acres, Section 2 of record in Book 3700, Page 135, 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 Michael E. Speights by Warranty Deed from Edward P Reale and wife, Rebecca D. Reale of record in Book 9061, page 149, Register's Office for Davidson County, Tennessee, dated August 24, 1993 and recorded on August 30, 1993.

Being the same property conveyed to Michael E. Speights and wife, Onetha D. Speights by Quitclaim Deed from Michael E. Speights of record in Book 9205, page 488, Register's Office for Davidson County, Tennessee, dated December 27, 1993 and recorded on December 30, 1993.

Michael E. Speights died on or about April 22, 1998, leaving Onetha (Ometha) D. Speights, as surviving tenant by the entirety. The Ometha D. Speights died on June 09, 2023 leaving her heir at law, Tyjuana Shonta Phillips. as evidenced by Affidavit of Heirship of record in Instrument No. 20231117-0089693, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4042 Darlene Drive, Antioch, Tennessee 37013-4002**.

Witness my/our hand(s) this the 13 day of December, 2023.

Tyjuana Shonta Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYJUANA SHONTA PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212