QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1097598 DEEDQC
02/02/2024 03:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240202-0007627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF February 2024

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI EGBETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
James Phillips, Sr.	**New Owner**	**05812001400**
(NAME)	(NAME)	
3615 Fairmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES PHILLIPS, JR., MICHAEL PHILLIPS, AND JANICE PHILLIPS**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **JAMES PHILLIPS, SR.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Fairmeade Acres, as of record in Book 3700, Page 52, Register's Office for said County.

Said Lot fronts 106 feet on the southerly side of Fairmeade Drive and runs back 322.9 feet on the easterly line and 315.80 feet on the westerly line, to a dead line in the rear and measures 147.1 feet.

Being the same property conveyed to James H. Phillips and Constance F. Phillips, husband and wife, and Phyllis Phillips, individual, by Quitclaim Deed from James H. Phillips and Constance F. Phillips of record in Instrument #20130520-0050578 in the Register's Office for Davidson County, Tennessee.

James H. Phillips and James Phillips, Sr. are one and the same person.

Constance F. Phillips has since died.

Phyllis Phillips has since died.

This is improved property also known as 3615 Fairmeade Drive, Nashville, Tennessee 37218.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 23 day of November, 2023.

James Phillips, Jr.
James Phillips, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Phillips, Jr.,** the within named grantor, 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, this the 23 day of November 2023.

YNR
Notary Public

My Commission Expires:

YENIFER NUNEZ RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Witness my hand (s) this the 23 day of November, 2023.

Michael Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November 2023.

Notary Public

My Commission Expires:

YENIFER NUNEZ RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Witness my hand (s) this the 23 day of November, 2023.

Janice Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November 2023.

YNR

Notary Public

My Commission Expires:

YENIFER NUNEZ RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2027

Witness my hand (s) this the ___ day of _____, 2023.

_____

Phyllis Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phyllis 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ___ day of _____ 2023.

_____

Notary Public

My Commission Expires:

Certificate of Authenticity

I, ISAAC CONNER, do hereby make an 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 11/23/2023.

Name: **ISAAC CONNER**
Title: **Attorney**
Date **02/02/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **02/02/2024.**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

