Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
James Wayne Pharris, Trustee Pharris Family Revocable Living Trust 4848 Cimarron Way Antioch, TN 37013	New Owner	14815003400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James Wayne Pharris** and **Josie Pharris**, (individually, each a "Grantor"; collectively "Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **James Wayne Pharris, Trustee, Pharris Family Revocable Living Trust Agreement dated December 28, 2023** ("Grantee"), all of their interest, including any and all Grantor's life estate and reverter interest in the Grantor and Grantor's heirs and assigns, in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Apache Hills, Secdtion [Sic] III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to **James Wayne Pharris, a life estate with the reverter interest to Josie Pharris and her heirs and assigns**, by Quitclaim Deed dated July 9, 2013, from **Josie Smith n/k/a Josie Pharris**, recorded in Instrument No. 20130710-0071272, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4848 Cimarron Way, Antioch TN 37013.**

(Legal description from prior deed of record).

Karen Johnson Davidson County
Batch# 1117217 DEEDQC
04/02/2024 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0022761

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 1st day of April 2024.

James W. Pharris

James Wayne Pharris

Josie Pharris

Josie Pharris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James Wayne Pharris**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2024.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Josie Pharris**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2024.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

James W. Harris
Affiant

Sworn to and subscribed to before me, this the 1st day of April 2024.

Aaron B. Morales
Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1, 2024.

Affiant Signature

April 1, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of April 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

