Karen Johnson
Batch # 1131620
05/06/2024 02:27:59 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240506-0033206

PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (mht)

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wayne Phillips Margaret Allison Bowen 2407 Old Hickory Boulevard Nashville, Tennessee 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 157-00-0-025.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Wayne Phillips,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Margaret H. Taylor, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Iroquois Meadows of record in Book 5050, page 86, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Phillips, a single person, by Warranty Deed from Mary Karen Johnson and Dale K. Johnson, husband and wife, dated September 10, 2021 and recorded on September 20, 2021, of record in Inst. No. 20210920-0126059 Register's Office for Davidson County, Tennessee.

Margaret Allison Bowen, spouse of Wayne Phillips, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 2407 Old Hickory Boulevard, Nashville, TN 37221

And now, I, the said **Margaret H. Taylor, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Wayne Phillips and spouse, Margaret Allison Bowen**, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on May 2, 2024.

Wayne Phillips

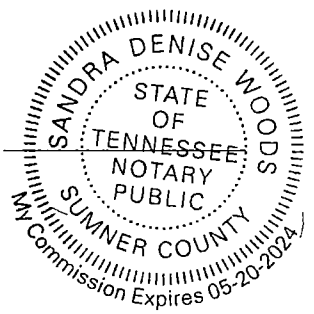
Margaret Allison Bowen

Margaret H. Taylor, Trustee

State of Tennessee
County of Davidson

On May 2, 2024, before me the undersigned authority, personally appeared **Wayne Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

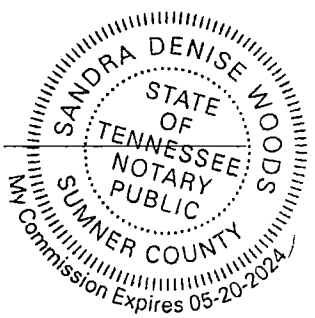


Notary Public

State of Tennessee
County of Davidson

On May 2, 2024, before me the undersigned authority, personally appeared **Margaret Allison Bowen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

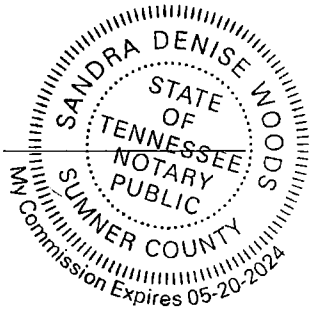
My Commission Expires:



Notary Public

State of Tennessee
County of Davidson

On May 2, 2924, before me the undersigned authority, personally appeared **Margaret H. Taylor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

S. Denise Woods
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: - $0 -.

Affiant

Sworn and subscribed before me on May 2, 2024.

S. Denise Woods
Notary Public

My Commission Expires: 