Karen Johnson Davidson County
Batch# 1146227 DEEDQC
06/12/2024 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0043990

THIS INSTRUMENT PREPARED BY: **MUDTER, PATTERSON & COX, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Tax Information
Robert Medaugh Phipps Alicia Marie Phipps 108 39th Avenue North Nashville, TN 37209	New Owner 108 39th Avenue North Nashville, TN 37209	Map/Parcel: 104-05-17.00

FOR VALUABLE CONSIDERATION and for the express purpose of making a re-conveyance to create a tenancy by the entirety as to the Grantees, Robert Medaugh Phipps and wife, Alicia Marie Phipps, I, **ROBERT MEDAUGH PHIPPS, a married person**, by these presents do hereby quitclaim and convey unto **GERALD G. PATTERSON, Trustee,** his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert Medaugh Phipps by Quitclaim Deed from Robert E. Phipps, dated June 24, 2018, and recorded as Instrument No. 20180627-0062073, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 39th Avenue North, Nashville, Tennessee, 37209.

And now, I, the said **GERALD G. PATTERSON, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ROBERT MEDAUGH PHIPPS and wife, ALICIA MARIE PHIPPS**, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 10th day of June, 2024.

ROBERT MEDAUGH PHIPPS

GERALD G. PATTERSON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 10 day of June, 2024.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of June, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make 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 6/10/24 (date of document).

Affiant Signature

6/12/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

