This Instrument Prepared by & Return to:
Regency Title and Escrow, LLC
1655 International Dr. Ste. 101
Memphis, Tennessee 38120

Karen Johnson Davidson County
Batch# 1149688 DEEDQC
06/21/2024 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240621-0046689

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Van H. Phillips, Jr. and wife, Cheri Phillips,** party of the first part, hereby sell, remise, release, convey, and quit claim unto, **Providence Enterprise, LLC, a Tennessee Limited Liability Company,** party of the second part, all of their rights, title, and interest in the following described real property, to wit:

Land situated in Davidson County, Tennessee:

Lot 6, 7 and 8 of Block "B", Fisk University Place Subdivision, as shown on plat of record in Plat Book 421, Page 4 & 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Van H. Phillips, Jr. and wife, Cheri Phillips by Quit Claim Deed of record at Instrument No. 20230316001906 4, dated 03/16/2023 and recorded 03/16/2023, in the Register's Office of Davidson County, Tennessee.

All parties hereto are aware and consent to this document having been prepared without the benefit of a title search and or survey.

Party of the first part warrants property does not constitute their primary residence.

IN TESTIMONY WHEREOF I have executed this instrument the date specified in the acknowledgment herein below.

Van H. Phillips, Jr.

Cheri Phillips

STATE OF Pa
COUNTY OF Phila

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Van H. Phillips, Jr. and Cheri Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person herein named) and who, upon oath, acknowledged themselves to be the person within named and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of June 2024

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 29, 2027

Commonwealth of Pennsylvania - Notary Seal
Susan Scull, Notary Public
Philadelphia County
My commission expires July 29, 2027
Commission number 1148060
Member, Pennsylvania Association of Notaries

For recording information only:

STATE OF Pa.
COUNTY OF Phila.

I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, BELIEF AND INFORMATION, THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN before me this the 11 day of June 2024

MY COMMISSION EXPIRES: July 29, 2027

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Susan Scull, Notary Public
Philadelphia County
My commission expires July 29, 2027
Commission number 1148060
Member, Pennsylvania Association of Notaries

Tax Parcel Nos:
092-06-0-724-00
092-06-0-723-00
092-06-0-722-00

PROPERTY ADDRESS:
3005 Clare Avenue, Nashville, TN 37209
3007 Clare Avenue, Nashville, TN 37209
3009 Clare Avenue, Nashville, TN 37209

PROPERTY OWNER NAME & ADDRESS:
Providence Enterprise, LLC
PO Box 2504
Brentwood, TN 37024

MAIL TAX BILLS TO:
Providence Enterprise, LLC
PO Box 2504
Brentwood, TN 37024

PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

I, Carlton W. Orange, 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 June 11, 2024 (date of document).

Affiant Signature

June 11, 2024
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (or Stamp)

