Karen Johnson Davidson County
Batch # 1167441 DEEDQC
08/12/2024 01:04:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060528

WHEN RECORDED RETURN TO
SIMPLIFILE
17316 EDWARDS RD STE: B105
CERRITOS, CA. 90703

Prepared By:	~~Record and Return To:~~	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Lisa K Phelps and Andrew L Starks 621 Neil Avenue Nashville, TN 37206	Lisa K. Phelps and Andrew L. Starks 621 Neill Avenue Nashville, TN 37206

Order Number: TT1006197

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Lisa K. Phelps , a single woman and Andrew L. Starks, a single man, who erroneously acquired title as married,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lisa K. Phelps , a single woman and Andrew L. Starks, a single man,** as joint tenants with rights of survivorship, whose address is 621 Neill Avenue, Nashville, TN 37206, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 60 and the southerly 5 feet of Lot No. 59 on the Map of the Bransford Realty Company's Subdivision of the McWhirter tract, and of the Love-McFerrin tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and part of Lot No. 59 front together 40 feet on the easterly side of Fite Street, and run back between parallel lines 150 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 08208005600
Street address of property: 621 Neill Avenue, Nashville, TN 37206

Prior Instrument Reference by which Grantor(s) acquired title: Instrument: 20231011-0079802 in the Register's Office, Davidson County, Tennessee.

Signed this 19th day of July, 2024

Signature of Grantor (1 of 2):

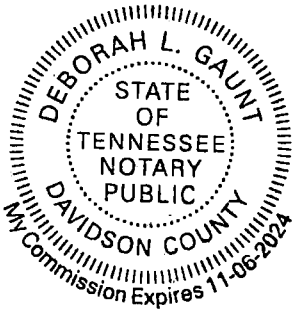
Lisa K. Phelps

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 19th day of July, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lisa K. Phelps known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public



Signed this 19th day of July, 2024

Signature of Grantor (s2 of 2

Andrew L. Starks

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 19th day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Andrew L. Starks known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

County Parcel Number: 08208005600
Street address of property: 621 Neill Avenue, Nashville, TN 37206

Oath of Consideration

I or we, Lisa K Phelps Andrew L Starks the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 19th day of July, 2024

Signatures of Affiant(s):

Lisa K. Phelps, Andrew L. S

Sworn and subscribed before me this 19th day of July, 2024

Deborah L Gaunt
Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024