Karen Johnson Davidson County
Batch # 1179638 DEEDQC
09/10/2024 01:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240910-0069781

This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
203 Deerfield Lane
Franklin, TN 37069

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.: 115-16-0-058.00
JOHN S. PHIPPS, JR. & MARTHA B. PHIPPS 4406 FORSYTHE PLACE NASHVILLE, TN 37205	Same	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WAYLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS has this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, JOHN S. PHIPPS, JR. and wife, MARTHA B. PHIPPS, HEREINAFTER CALLED THE GRANTEES, the entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Harding Park of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to WAYLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from Justin D. Crosslin, Jr. and wife, Kimberly B. Crosslin or record in Instrument #20080401-0032527, said Register's Office.

This conveyance is subject to (a) 2024 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 120, said Register's Office; and (c0) easement of record in Book 5633, page 957, said Register's Office.

This is improved property, known as 6029 Cargile Road, Nashville, Tennessee 37205.

Witness our hands this 15th day of August, 2024.

WAYLAND, LLC

BY: _____
JOHN S. PHIPPS, JR., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN S. PHIPPS, JR., with whom I am personally acquainted, and who acknowledged that he is the duly appointed Chief Manager of the Tennessee Limited Liability Company WAYLAND, LLC and that he executed the within instrument by signing his name as Chief Manager of the LLC for the purposes therein contained..

Witness my hand and official seal this the 15th day of August, 2024.

Notary Public

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me, this the 15th day of August, 2024.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN