Karen Johnson Davidson County
Batch# 1200209 DEEDQC
11/01/2024 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084774

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 29 day of October, 2024. Notary Public My Commission Expires: 11/2/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Danielle Rice and Johnathan Phillip 914 Bowring Park Nashville, TN 37215	New Owner	117 13 OB 152.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIELLE RICE** ("Grantor"), by these presents, does hereby quitclaim and convey unto **DANIELLE RICE AND JOHNATHAN PHILLIP, A MARRIED COUPLE,** and their heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1016 on the Plan of Abbottsford, Phase 2, a Planned Unit Development, of record in Plat at Instrument No. 20010502-004487 4, revised in Instrument No. 20020305-0027572 and Corrected in Instrument No. 20020828-0104512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danielle Rice, unmarried woman by Warranty Deed from Ewing Holdings, LLC, of record in Instrument No. 20231211-0095479, in the Register's Office of Davidson County, Tennessee, dated December 8, 2023 and recorded on December 11, 2023.

This Quitclaim Deed is being made for the purposes of establishing spousal survivorship rights.

This is improved property known as: **914 Bowring Park Nashville, TN 37215**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

DANIELLE RICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Danielle Rice** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of OCTOBER, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/30/2024 (date of document).

Affiant Signature

10/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

