Karen Johnson
Batch # 1215783
12/12/2024 01 33 24 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241212-0096645

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Phyllis G. Lewis, LE Dawn Vinning, Crystal Williams & Kimberly Sabripour 805 Cobble Cove Nashville, TN 37211	Same	172-15-0-A-042.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Phyllis G. Lewis, unmarried, the Grantor, by these presents do hereby quitclaim and convey unto Dawn Vinning, Crystal Williams and Kimberly Sabripour, Grantees, expressly reserving a Life Estate to Phyllis G. Lewis, and to their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being Lot No. 108, on the plan of Holt Woods, Section Four, as shown on plat of record in Plat Book 9700, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Phyllis G. Lewis by warranty deed from HSBC Bank USA, National Association, as Trustee for the Benefit of the Certificate holders of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM2, of record instrument number 20091201-0109731, Register's Office of Davidson County, Tennessee.

This is improved property known as 805 Cobble Cove, Nashville, TN 37211.

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

Witness my hand this 11th day of December, 2024.

Phyllis G. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Phyllis G. Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 11th day of December, 2024.

Brianna D. Irwin
Notary Public

My Commission Expires: 7/3/2028

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Phyllis G Lewis
AFFIANT

Subscribed and sworn to before me, this 11th day of December, 2024.

Brianna D. Irwin
Notary Public

My commission expires: 7/3/2028

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028