THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
David Phillips, trustee 600 Alexander Drive Unit A Franklin, TN 37064	Same	142-04-0A-189.00

Quitclaim Deed to Trustee

Grantor: David Phillips (unmarried)

Grantee: David Phillips, Trustee of the Revocable Trust of David Phillips, dated February 24, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 189, in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Phillips and Pamela Wolfe Phillips, husband and wife, by deed from Maria Gaskill, unmarried, of record as Instrument Number 20140804-0069691, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 214 Old Hickory Blvd #189, Nashville, TN 37122.

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

David Phillips and Pamela Wolfe Phillips were married in Williamson County, Tennessee on October 23, 2004. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Pamela Phillips in Sumner County, Tennessee, on December 30, 2024; and David Phillips conveys as surviving tenant by the entirety.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

David Phillips, Grantor

Karen Johnson Davidson County
Batch# 1240485 DEEDQC
02/25/2025 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013830

State of Tennessee
County of Sumner

On February 24, 2025, personally appeared before me, David Phillips, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027

BARBARA BOONE McGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/26/2027
SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David Phillips, Trustee
Grantee

Sworn to and subscribed before me on February 24, 2025.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027

BARBARA BOONE McGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/26/2027
SUMNER COUNTY

* *

TRUE Copy Certification

I, Sarah Marlett do hereby make oath that I am 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 February 24, 2025.

Sarah Marlett

Signature

2/24/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 24, 2025.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

