Karen Johnson Davidson County
Batch# 1248592 DEEDQC
03/20/2025 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020534

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address of Owner:
Teresa E. Phillips
1211 Quail Road
Nashville, TN 37214

Send Tax Bill to:
Teresa E. Phillips
2969 Belotes Ferry Rd
Lebanon, TN 37087

Tax ID:
Ctrl Map: 108-8

Parcel: 002.00CO

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa E. Smith N/K/A as Teresa E. Phillips** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim unto **Teresa E. Phillips,** her heirs and assigns, all right, title and interest in and to the following described property to-wit:

> A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit 2, Lot No. 71, in a Horizontal Property Regime as shown on the condominium site plan, section 2, Phase III, Quail Valley, as of record in Plat Book 5200, Page 417, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Teresa E. Smith by Warranty Deed dated June 17, 2005, from Victoria L. Sadler Wood and husband, Herbert Wood of record in Instrument No. 20050621-0071021, Register's Office for Davidson County, Tennessee.
>
> Teresa E. Smith and Teresa E. Phillips are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

Witness our hands this the 19th day of March 2025.

Teresa E Phillips

Teresa E. Phillips N/K/A Teresa E. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Teresa E. Phillips N/K/A Teresa E. Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of March 2025.

KARLA A. MORRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karla A Morris

NOTARY PUBLIC
My commission expires: 4-22-28

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Susan E Lee

AFFIANT

Subscribed and sworn to before me this 19 day of March 2025.

Karla A Morris

NOTARY PUBLIC
My Commission Expires: 4-22-28

KARLA A. MORRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 3/19/25.

John M. Lee, Attorney

Date: 3/19/25

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19 day of March 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY