QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1259923 DEEDQC
04/14/2025 03:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250414-0028293

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 3/23/2027
(AFFIX SEAL)

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles Phillips (NAME)	Charles Phillips (NAME)	104 6 344
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250024

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Volunteer Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Charles Phillips**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 of the Emma Peery Bishop Subdivision, a plat of which subdivision is of record in Instrument 20130917-0097959, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the property conveyed to Volunteer Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bruce Y. Peery III dated July 9, 2021 and filed of record in Instrument 20210712-0093111, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 411 31st Ave S, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 25 day of March, 2025

Volunteer Builders, LLC
by Charles Lee Phillips
Charles Lee Phillips, Member

STATE OF TENNESSEE)
County OF)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 25 day of March, 2025.

Notary Public
My Commission Expires: 3/23/2027

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 23, 2027

Certificate of Authenticity

I. Whitney Smith, 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 3-25-2025.

Date

Affiant Signature

3-25-2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of March, 2025.

Notary's Signature

AMANDA K. CALVERT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF TROUSDALE

My Commission Expires: 5-31-27
Date

Notary's Seal (if on paper)