Karen Johnson Davidson County
Batch# 1264381 DEEDQC
04/24/2025 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031460

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jose Felipe Nunez and Yvette Darielle Phinder, Co-Trustees Nunez-Phinder Revocable Living Trust 6345 Torrington Road Nashville, TN 37215	New Owner	11511004300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jose Felipe Nunez and Yvette Darielle Phinder, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jose Felipe Nunez and Yvette Darielle Phinder, Co-Trustees, Nunez-Phinder Family Revocable Living Trust Agreement dated April 23, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One, West Meade Estates, as of record in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **Jose Felipe Nunez and Yvette Darielle Phinder, husband and wife**, by Warranty Deed dated July 8, 2015, from **N. Jerre Richards, Jr., and wife Denise D. Richards**, recorded in Instrument No. 20150714-0068583, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **6345 Torrington Rd., Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of April 2025.

Jose Felipe Nunez

Yvette Darielle Phinder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jose Felipe Nunez**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Yvette Darielle Phinder**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 23, 2025.

Affiant Signature

April 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

