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

Karen Johnson Davidson County
Batch# 1276247 DEEDQC
05/22/2025 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040242

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.
Paul J. Phillips, Trustee Sylvia M. Phillips Income Only Trust 399 Deer Lake Drive Nashville, TN 37221	New Owner	142030A39900CO

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, **Sylvia M. Phillips**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Paul J. Phillips, Trustee, Sylvia M. Phillips Income Only Trust dated May 21, 2025,** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Unit No. 399 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5589, page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to **Ronald E. Phillips and Sylvia M. Phillips, as husband and wife**, by Warranty Deed dated June 5, 2018, from **Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation**, recorded in Instrument No. 20180608-0055064 Register's Office of Davidson County, Tennessee. **Ronald E. Phillips** died on Apr. 18, 2020, resulting in the real property vesting solely in **Sylvia M. Phillips**.

This conveyance is subject to all matters of record.

This is improved property known as: **399 Deer Lake Drive, Nashville, TN 37221**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 21st day of May 2025.

Sylvia M. Phillips

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 **Sylvia M. Phillips**, 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 21st day of May 2025.

Notary Public

My Commission Expires:
12/13/27

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 21st day of May 2025.

Notary Public

My Commission Expires:
12/13/27

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 May 21, 2025.

Affiant Signature

May 21, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

