Karen Johnson
Batch # 1339476
10/29/2025 03 43 26 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251029-0086196

This Instrument Prepared By

J Allen Reynolds III
Evans, Jones & Reynolds, P C
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

From:

Wayne Phillips & spouse, Margaret Allison Bowen

To:

J Allen Reynolds III, Trustee

From:

J. Allen Reynolds III, Trustee

To.

Wayne Phillips & Margaret Allison Brown Phillips

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Wayne Phillips and Margaret Allison Brown Phillips 2407 Old Hickory Boulevard, Nashville, TN 37221	Wayne Phillips and Margaret Allison Brown Phillips 2407 Old Hickory Boulevard, Nashville, TN 37221	157-00-0-025.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility Preparer of this instrument makes no representation as to the title of the property described herein

NOTE TO REGISTER'S OFFICE. This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(i), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to accurately reflect the names of the current owners, **Wayne Phillips** and spouse, **Margaret Allison Bowen**, by these presents do hereby quitclaim and convey unto **J. Allen Reynolds III**, Trustee, the following described tract or parcel of land situated in Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Iroquois Meadows of record in Book 5050, page 86, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret H. Taylor, Trustee, by Wayne Phillips, followed by the conveyance by Margaret H. Taylor, Trustee, to Wayne Phillips and spouse, Margaret Allison Bowen, as tenants by the entireties, by deed recorded as Instrument No. 20240506-0033206, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2407 Old Hickory Boulevard, Nashville, Tennessee 37221.

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

And now, I, the said **J. Allen Reynolds III**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Wayne Phillips** and **Margaret Allison Brown Phillips** (f/k/a Margaret Allison Bowen), as tenants by the entirety, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29 day of OCTOBER, 2025.

Wayne Phillips

Wayne Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, Notary Public of said State and County, **Wayne Phillips**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025.

Sadie Marie Guzik

Notary Public

My Commission Expires: 07/06/2026

44532 00 04

SADIE MARIE GUZIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Margaret Allison Brown Phillips,
f/k/a Margaret Allison Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, Notary Public of said State and County, **Margaret Allison Brown Phillips**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025.

Sadie Marie Guzik
Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

J. Allen Reynolds III,
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, Notary Public of said State and County, **J. Allen Reynolds III**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025.

Sadie Marie Guzik
Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026