This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: R. Alex Dickerson, Esq.

Karen Johnson Davidson County
Batch# 1343471 DEEDQC
11/12/2025 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251112-0089785

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
The Evan Phillips Trust 904 Libby Ln., Hermitage, TN 37076	FirstBank 722 Columbia Ave., Franklin, TN 37064	075-11-0-281

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EVAN PHILLIPS**, unmarried man (hereinafter referred to as "Grantor"), herein this day and does by these presents forever QUITCLAIM to **THE EVAN PHILLIPS TRUST** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of November, 2025.

GRANTOR:

By: Evan Phillips
Name: **Evan Phillips**

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EVAN PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2025.

Notary Public

My Commission Expires:

1/4/27

SARAH FORMICOLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/04/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 11 day of November, 2025.

Affiant

Notary Public

My Commission Expires: 1/4/27

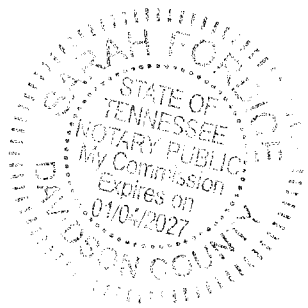


EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat, Meadows of Tulip Grove, Section Three, of record in Book 6900, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vashti Cammack, unmarried, from Robert Jones and Banafsheh Jones, husband and wife, by Warranty Deed dated December 28, 2020, and recorded January 4, 2021, in Instrument Number 20210104-0000221, said Register's Office.

Being the same property conveyed to Evan Phillips, unmarried man, from Vashti Cammack, unmarried, by Warranty Deed dated July 22, 2025, and recorded July 23, 2025, in Instrument Number 20250723-0058125, said Register's Office.

Address of Property: 904 Libby Ln., Hermitage, TN 37076

TRUE COPY CERTIFICATION

I, Myatt McClure, 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 **November 11, 2025.**

Myatt McClure

Myatt McClure

11/11/2025

Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 11/11/2025, before me, the undersigned, personally appeared Myatt McClure, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 7/6/26

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026