QUITCLAIM DEED

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF November 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1349829 DEEDQC
11/21/2025 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093294

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
The James and Linda Phillips Family Trust	**New Owner**	**04901001900**
(NAME)	(NAME)	
3932 Lloyd Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES H. PHILLIPS, JR. AND LINDA W. PHILLIPS, HUSBAND AND WIFE,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **THE JAMES AND LINDA PHILLIPS FAMILY TRUST U/A DATED OCTOBER 13TH, 2025,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THEIR RIGHTS TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James H. Phillips, Jr. and wife, Linda W. Phillips, by Warranty Deed from Drees Premier Homes, Inc. of record in Instrument No. 20030402-0043242 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3932 Lloyd Road, Whites Creek, Tennessee 37189.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 11th day of November, 2025.

James H. Phillips, Jr.

Linda W. Phillips

James H. Phillips, Jr.

Linda W. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. PHILLIPS, JR.,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November 2025.

Notary Public

My Commission Expires: My Commission Expires May 9, 2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA W. PHILLIPS,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November 2025.

Notary Public

My Commission Expires: My Commission Expires May 9, 2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 11-11-2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**
Date 11-13-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11-13-2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

