Karen Johnson Davidson County
Batch# 1356837 DEEDQC
12/11/2025 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098730

# QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Derck Phillips, a married man,** the Grantor(s) herein, for and in consideration of Ten Dollars, the receipt and sufficiency of which is hereby acknowledged, do hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY **unto PPS Capitol, LLC , a Tennessee Limited Liability Company,** the Grantee herein, all of his right, title, and interest in the following described real estate located in the County of Davidson, State of Tennessee, to include any and all reversionary rights which Grantor may possess in said real estate, to wit:

**Parcel No. 1:**

**Address: 2625 Mesa Drive, Nashville, TN 37217**

**Lot 339 on the Plan of Section IX, Edge-O-Lake Estate Subdivision, as shown on plat of record in Book 3770, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.**

**Being the same property conveyed to Derek Phillips by Warranty Deed of record at Instrument No. 25080109, in the Register's Office of Shelby County, Tennessee.**

****The subject properties have not been used as a residence by the Grantor and are not subject to any marital rights of the spouse of the Grantor.**

**This deed was prepared without the benefit of a title search and preparer makes no warranties as to title.**

IN TESTIMONY WHEREOF, we have executed this instrument this 9 day of December, 2025.

Parcel No. 149040205.00

Derek Phillips

STATE OF TN
COUNTY OF Shelby

Before me, April McDowell, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Derek Phillips to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of December, 2025.

____________________
Notary Public

APRIL MCDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-26-2029

My commission expires:
____________________

*****************************************************************************

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

____________________
Affiant

Subscribed and sworn to before me the 9th day of December, 2025.

____________________
Notary Public

My Commission Expires:

APRIL MCDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-26-2029

Owner's Name and Address to Send tax bills to:

**PPS Capitol, LLC**
**4576 Willow Road**
**Memphis, TN38117**

Prepared by & Return to:
River City Title & Escrow, LLC
5384 Poplar Ave, Suite 109
Memphis, TN 38119

I, Jenny Martinez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original documented, executed and authenticated according to law.

Certification date of the attached documents tendered for registration herewith shall be the date of submission to the register of deeds office.

Jenny Martinez

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally, appeared before me, the undersigned, a notary public for the county and state, Jenny Martinez, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

APRIL MCDOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-26-2029

MY COMMISSION EXPIRES: