TRUSTEE'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1361973 DEEDQC
12/29/2025 11:52:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102779

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE JENNIFER PHILL LIVING TRUST dated the 15th , December of 2025.
Jennifer Ann Phill, Trustee
1204 Lischey Avenue
Nashville, Tennessee, 37207

SEND TAX BILL TO:
Same

MAP/PARCEL:
071 15 0 461.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Jennifer Ann Phill as a single adult, in connection with the administration of her revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustee of THE JENNIFER PHILL LIVING TRUST dated the 15th of December, 2025 all her right, title and interest in and to a certain tract of land as described as follows:

PROPERTY BEING LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING THE NORTH 10 FEET OF LOT NO. 28 AND THE SOUTHERLY 41 FEET OF LOT NO. 29 ON THE MAP OF SHARPE & HORN'S FIRST ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 51 FEET ON THE WESTERLY SIDE OF LISCHEY AVENUE OR NORTH 4TH STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY.

Being the same property conveyed to Jennifer A. Phill, from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Deed of record in Instrument # 20060517-0058026 Register's Office for Davidson County, Tennessee, dated May 11th, 2006 and recorded on May 17th, 2006.

The property is commonly known as 1204 Lischey Avenue, Nashville, Tennessee, 37207.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE JENNIFER PHILL LIVING TRUST dated 15th , December, 2025.

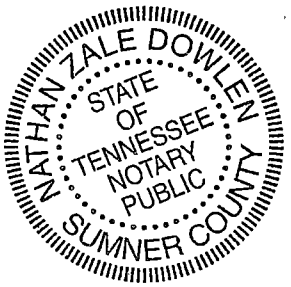
Signed this 15th of December, 2025.

Jennifer Ann Phill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Jennifer Ann Phill with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 15th of December, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Signed this 15th of December, 2025.

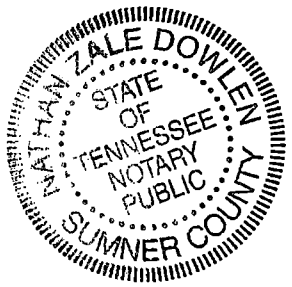
Jennifer Ann Phill

Jennifer Ann Phill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Jennifer Ann Phill with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 15th of December, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.