Karen Johnson
Batch # 1361973
12/29/2025 11:52:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251229-0102780

TRUSTEE'S QUITCLAIM DEED

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:
049 15 0 065.00

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:

Described land in Davidson County, Tennessee, being Lot No. 57A of the Zone Lot Division, of Lots 55, 56, 57 and 58, Deer Meadows, Phase Two, as of record in Plat Book 6250, page 703, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by deed dated July 29, 1991 and recorded in Book 8526, page 98, office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to Jennifer A. Phill, by Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., by Deed of record in Record Book 8672, page 231 - 233, Register's Office for Davidson County, Tennessee, dated June 30th, 1992 and recorded on July 9th, 1992.

The property is commonly known as 734 Flint Ridge Drive, Whites Creek, Tennessee, 37189.

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.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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.

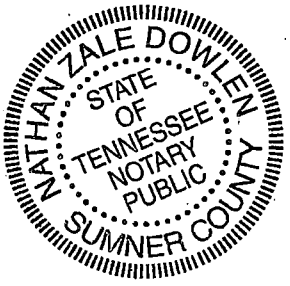
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Jennifer Ann Phill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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.