THIS INSTRUMENT PREPARED BY:
SMITH-WRIGHT LAW, PLLC
122 North Church Street
Murfreesboro, TN 37130

Karen Johnson
Batch # 1381557
02/17/2026 08:53:47 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260217-0012054

ASHLEY CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value for this transaction is $0.00.

Marie Phillips
Affiant

Sworn to and subscribed before me this 13 day of February, 2026.

Ashley Castle
NOTARY PUBLIC
My Commission expires 2-18-29

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NOS.
DMRM Family Trust Duane Phillips and Marie Phillips, Trustees 1405 Hampshire Place Nashville, TN 37221	Same	26-01-72.00

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration paid and delivered, we, Duane A. Phillips and Marie W. Phillips, husband and wife (hereinafter called the "Grantors"), have bargained and sold and do hereby convey, release and forever quitclaim unto the Trustees of the DMRM Family Trust (hereinafter called "Grantee"), its heirs, successors and assigns all of our rights, title and interests in and to a certain tract or parcel of land located at 204 East Avenue, in Goodlettsville, Davidson County, Tennessee, ("Property") described as follows:

Being Lot No. 26 of Block "E" on the Plan of Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the easterly side of Hudson Avenue, now known as East Avenue, and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Duane Phillips and Linda Howard, joint tenants with rights of survivorship, by Warranty Deed from Jimmie C. Clay, unmarried, dated March 23, 2006, and of record as Instrument No. 20060404-0037905, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Duane A. Phillips and Marie W. Phillips, husband and wife, by Quitclaim Deed from Duane .Phillips and Linda Howard, recorded as Instrument No. 20230615-0045886, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances, (2) utility, as covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, and (5) any unrecorded easements, or those imposed by operation of law.

This is improved property known as 204 East Avenue, Goodlettsville, TN 37072.

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 13 day of February. 2026.

Duane A. Phillips

Duane A. Phillips

Marie W. Phillips

Marie W. Phillips

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 13 day of February, 2026, before me personally appeared Duane A. Phillips and Marie W. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the people who executed the foregoing instrument (Quitclaim Deed) and acknowledge that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 13 day of February, 2026.

Ashley Castle
Notary Public

My Commission expires: 2-18-29

