Karen Johnson Davidson County
Batch# 1385914 DEEDQC
02/25/2026 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260225-0015144

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Phillips Family Tennessee Tenancy by the Entirety Trust 212 Walnut Hill Drive Nashville, TN 37214	**084-15-0-055.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHANNING R. PHILLIPS and CHRISTOPHER PHILLIPS, WIFE AND HUSBAND** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE PHILLIPS FAMILY TENNESSEE TENANCY BY THE ENTIREY TRUST U/T/A DATED FEBRUARY 23, 2026**, created pursuant to Tennessee Code Annotated Section 35-15-510, and such section shall apply to the property being transferred hereunder (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Situate in Davidson County, Tennessee, and being designated Lot No. 40 on the Map of Donelson Meadows, of record in Book 1834, page 35, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the property described in Deed Book 4206, page 578, and described as follows:

Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of Lot Nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line between Lot Nos. 39 and 40; thence easterly 1.7 feet with the line between Lot Nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along

the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.

Being the same property conveyed to CHANNING B. PHILLIPS and CHRISTOPHER PHILLIPS, WIFE AND HUSBAND, by deed from ALLEN HSIANG HUANG and CATHERINE MCINTYRE HUANG, HUSBAND AND WIFE, of record in Instrument No. 20190429-0039262 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 212 Walnut Hill Drive, Nashville, Davidson County, Tennessee 37214.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 23 day of February, 2026.

GRANTORS:

CHANNING B. PHILLIPS

CHRISTOPHER PHILLIPS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **CHANNING B. PHILLIPS and CHRISTOPHER PHILLIPS, WIFE AND HUSBAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of February, 2026.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2026.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

NSH 3475637.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, do hereby make 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 February 23, 2026 (date of document).

Affiant Signature

2-25-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

My Commission Expires: 11-2-2026

