Karen Johnson Davidson County
Batch# 1395436 DEEDQC
03/20/2026 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022372

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 20 day of March, 2026 Notary Public My Commission Expires: 1/24/29

STATE OF TENNESSEE NOTARY PUBLIC — JOSEPHINE REBECCA CLARK — DICKSON COUNTY — MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
John S. Phipps Jr. **Robert E. Phipps** **5711 Harding Road** **Nashville, TN 37205**	**New Owner**	Map: 130-1 Parcel: 207.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For a consideration, the receipt and sufficiency of which is hereby acknowledged, know all persons by these presents, **5703 Building, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **John S. Phipps, Jr. and Robert E. Phipps, as tenants in common** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

> Land In Davidson County, Tennessee, Situated on the eastern side of Old Harding Road across from the intersection of Haverford Drive and described as follows:
>
> Beginning at an iron pin located in the west R.O.W. Margin of the L & N Railroad. Said pin is 33.0 feet north of Mile Marker Post No. 7; thence leaving said R.O.W. N 56 degrees 43' 51" W 55.04 feet to an iron pin in the eastern R.O.W. margin of Old Harding Road; thence with said R.O.W. S 66 degrees 08' 51" E 20.16 feet to an iron pin in the western R.O.W. of the L & N Railroad; thence with said tract containing 8,025 square feet.

Being the same property conveyed to 5703 Building, LLC, from John S. Phipps Jr. and Robert E. Phipps, of record in instrument 20150820-0084170, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as **5703 Old Harding Pike, Nashville, Tennessee 37205.**

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this ___ day of March, 2026.

Grantor:
5703 Building, LLC

By: _____

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **John S. Phipps, Jr., Member for 5703 Building, LLC,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member for 5703 Building, LLC,**, and as such **Member** acknowledged that he is authorized to execute the foregoing instrument on behalf of **5703 Building, LLC,** the within named bargainor, and that he as such **Member,** executed the foregoing instrument for the purpose therein contained, by signing the name **John S. Phipps, Jr. as Member of 5703 Building, LLC,.**

WITNESS my hand and official seal at Nashville, Tennessee, this 10 **day of March, 2026.**

Notary Public

My Commission Expires: 9/21/2026

LEE MORROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine, III, 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 3/20/26.

AFFIANT SIGNATURE

3/20/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20 day of March, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

