Karen Johnson Davidson County
Batch# 1429476 DEEDQC
06/08/2026 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051500

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
John Barclay Phillips and Elizabeth Carden Phillips, Co-Trustees 4315 Sunnybrook Dr. Nashville, TN 37205	John Barclay Phillips and Elizabeth Carden Phillips, Co-Trustees 4315 Sunnybrook Dr. Nashville, TN 37205	13003007600

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ELIZABETH CARDEN PHILLIPS (the "Grantor"), hereby quitclaims and conveys to JOHN BARCLAY PHILLIPS AND ELIZABETH CARDEN PHILLIPS, IN THEIR CAPACITIES AS CO-TRUSTEES OF THE PHILLIPS COMMUNITY PROPERTY TRUST U/A/D JUNE 3, 2026 (the "Grantee"), their successors and assigns in trust, with full power to convey, sell, mortgage, lease, or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title, and interest in and to the Property located in Davidson County, Tennessee, more particularly described on Exhibit A hereto, subject to any encumbrances previously recorded.

Being property known as 617 Lynnwood Boulevard, Nashville, Tennessee.

[*Signatures begin on following page.*]

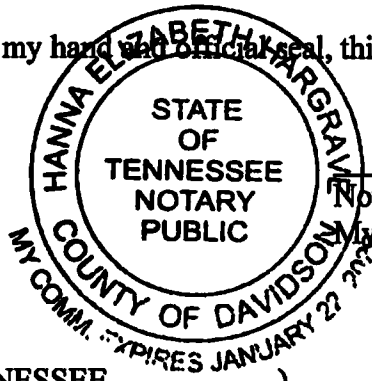
IN WITNESS WHEREOF, the undersigned have executed this instrument on this 3rd day of June 2026.

Elizabeth Carden Phillips
ELIZABETH CARDEN PHILLIPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ELIZABETH CARDEN PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 3rd day of June 2026.



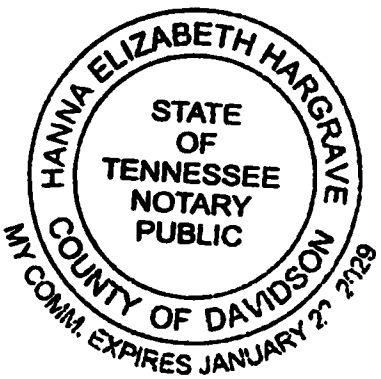
Hanna Hargrave
Notary Public
My Commission Expires: January 22, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 3rd day of June 2026.



Hanna Hargrave
Notary Public
My Commission Expires: January 22, 2029

EXHIBIT A

Land in Davidson County, Tennessee being part of lot No. 150 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103 Register's Office for Davidson County.

Beginning at a point on the westerly margin of Lynnwood Boulevard, 46 feet north of the common corner of lots Nos. 150 and 152, being the northeast corner of the property conveyed to Lionel Ricau and wife by deed from Royal Oaks Land Company of record in book 1372, page 679, said Registers Office; thence westerly, along Ricau's north line, 195 feet, more or less, to a point in the easterly line of lot No. 151; thence northerly 144 feet, more or less to a point which is 10 feet south of the line between lots Nos. 148 and 150, being the southwest corner of the property conveyed to William M. Bailey and wife by deed from Royal Oaks Land Company, of record in Book 1358, page 228, said Register's Office; thence along Baileys south line, easterly 220 feet, more or less, to the west margin of Lynnwood Boulevard; thence with the margin of the same southerly 146.3 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth Carden Phillips, by trustee's quitclaim deed of record in Instrument No. 20260605-0051103, Register's Office for Davidson County, Tennessee.

50253214.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 3, 2026 (date of document).

Affiant Signature

06/08/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of June, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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