Karen Johnson
Batch # 1432863
06/12/2026 08:09:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260612-0053258

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	Affiant Subscribed and sworn to before me, this 3rd day of June 2026. Notary public My commission Expires: 10/07/2029

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Chip Phillips Living Trust 6520 Jocelyn Hollow Rd. Nashville, TN 37205	Chip Phillips Living Trust 6520 Jocelyn Hollow Rd. Nashville, TN 37205	115-14-014

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Charles V. Phillips, III does hereby quitclaim, transfer and convey unto Charles V. Phillips III, as Trustee of the Chip Phillips Living Trust dated June 3, 2026, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows, to wit:

Being Lot No. 746 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles V. Phillips, III and wife, Kathaleen Phillips, from Pamela Sebastian Sexton, Carol Sebastian Friedland, Mark Alfred Sebastian, Robert Martin Sebastian, and Richard Warren Sebestian, by Warranty Deed, dated November 8, 1990, recorded on November 9, 1990, in Book 8235, Pages 38-40, Register's Office for Davidson County,

Tennessee. After having taken title as tenants by the entirety, upon the death of Kathleen Phillips, Charles V. Phillips, III became the sole owner in fee simple.

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

Property Address: 6520 Jocelyn Hollow Road, Nashville, Tennessee 37205

Witness my hand this 3rd day of June 2026.

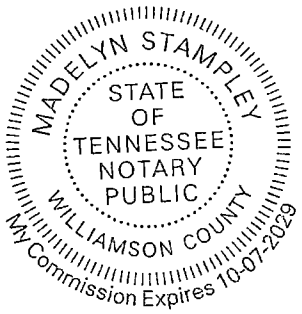
Charles V. Phillips III

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Charles V. Phillips III, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 3, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/07/2029