Karen Johnson Davidson County
Batch# 1450631 DEEDQC
07/22/2026 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066561

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 17 day of July, 2026.

Notary Public
My Commission Expires: 05/08/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Zachary D. Gillum and Victoria A. Gillum 206 B McKennell Dr Nashville, TN 37206	New Owner	

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie L. Phillips, a married man**, ("Grantors"), by these presents, does hereby quitclaim and convey unto **Zachary D. Gillum and Victoria A. Gillum, husband and wife** and their heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of The Homes at 206 McKennell Dr. a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 206 McKennell Dr., a Horizontal Property Regime with Private Elements, of record Instrument No. 20260608-0051282, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 206 McKennell Dr., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20260608-0051282, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. As amended in First Amendment to the Declaration recorded Instrument 20260701-0059581 with Davidson County Register's office.

Being the same property conveyed to Zachary D. Gillum and Victoria A. Gillum, husband and wife and Jay Phillips, a married man, as tenants in common with right of survivorship by Deed from The Estate of Mildred Ann Jones, Ladonna A. Boggess executrix , dated and recorded June 6, 2026, in Instrument Number 20260603-0050130, in the Register's Office of Davidson County, Tennessee.

Jay Phillips and Jamie L. Phillips are one in the same.

This is improved property known as: 206 B McKennell Dr. Nashville, TN 37206

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Jamie L. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Jamie L. 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 such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 17 day of July, 2026.

Notary Public
My commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/21/2026** (date of document).

Affiant Signature

7/21/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

