Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Suite 110
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Affiant
Subscribed and sworn to before me, this 10th day of August, 2026.

Notary Public
My commission expires: March 18, 2028

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Peter E. Phillips, Trustee of Peter E. Phillips Revocable Living Trust 912 Archer Street Nashville, TN 37203	New Owner	Map & Parcel 105-02-0-529.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Peter E. Phillips, a single man,** by these presents, does hereby quitclaim and convey unto **Peter E. Phillips, Trustee of Peter E. Phillips Revocable Living Trust,** hereinafter the Grantee, all his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of New Hope Subdivision of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Peter E. Phillips, a single man, by Warranty Deed from Timothy Bradley and Kimberly P. Bradley, Co-Trustees of The Bradley Living Trust U/A/D September 22, 2011, dated August 29, 2022 and filed for record on August 30, 2022, in Instrument 20220830-0097878, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is commonly known as 912 Archer Street, Nashville, TN 37203.

Karen Johnson
Batch # 1458935
08/12/2026 09:26:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260812-0074438

Witness my hand this 10th day of August, 2026.

Peter E. Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peter E. Phillips, 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 and seal at Nashville, Tennessee, this 10th day of August, 2026.



Notary Public
My commission expires: March 18, 2028

*This document was prepared from a Warranty Deed provided by the parties. No title search was performed or requested.