File No. 290400709

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/03/09 16:18 3 pgs
Fees:17.00 Taxes:0.00
**20090603-0051523**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Josephine Phelps | Josephine Phelps | Part of 161-0-00-068.00 |
| (NAME) 15388 Old Hickory Blvd. | (NAME) 3328 Smith Springs Road | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,I ,**JOSEPHINE PHELPS** , HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **JOSEPHINE PHELPS, CHARLES PHELPS, AND JAMES PHELPS, II, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** , HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1 on the Final Plat, Pettus Property, as shown by plat of record in Instrument No. 20090527-0048500, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the North right-of-way of Old Hickory Boulevard, said iron rod being the southwest corner of the property described herein, and the Southeast corner of Barton Vale Subdivision (Plat Book 7900, Page 639); Thence, with said right-of-way, North 67 degrees 39 minutes 41 seconds East, a distance of 314.95 feet to an iron rod; thence North 67 degrees 36 minutes 19 seconds East, a distance of 112.14 feet to an iron road, the true point of beginning; thence leaving said right-of-way, North 18 degrees 45 minutes 25 seconds West, a distance of 194.44 feet to an iron rod; thence North 24 degrees 46 minutes 10 seconds East, a distance of 70.71 feet to an iron rod; thence North 69 degrees 46 minutes 27 seconds East, a distance of 129.56 feet to an iron rod; thence South 27 degrees 53 minutes 41 seconds East, a distance of 238.32 feet to an iron rod in the North right-of-way of Old Hickoey Boulevard; thence, along said right-of-way, South 67 degrees 36 minutes 19 seconds West, a distance of 216.50 feet to the point of beginning and containing 46,245 square feet or 1.062 acres of land, more or less.

Being the same property conveyed to Josephine Phelps by Deed from Allen W. Pettus and filed for record in Instrument No. 20090603-0051521, Register's Office for said County.

This conveyance is subject to:

Subject to all matters as set forth on the plat of record in Plat Book 5190, Page 24 and Instrument No. 20090527-0048500, Register's Office of said County.

Slope and Construction Easement as shown of record in Book 7859, Page 361, Register's Office for said County.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 15388 Old Hickory Blvd., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 27th day of May, 2009.

Josephine Phelps

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Josephine Phelps,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of May, 2009.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Commission expires:

July 16, 2011

Notary Public

**File Number: 290400709**

**RETURN TO:**

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 20, 2011

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