Karen Johnson Davidson County
Batch# 348655 DEEDQC
01/27/2020 09:54:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200127-0009338

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

The information contained herein was supplied by the parties hereto without the benefit of a title examination. The preparer of this deed makes no warranty as to state of title to the property conveyed herein or to the accuracy of the information contained herein.

EXECUTOR'S QUITCLAIM DEED (WITH LIFE ESTATE)

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Jeffrey Clay Phelan, Kevin Lee Phelan, and Kevin Lee Phelan, Trustee 1593 Campbell Road Goodlettsville, TN 37072	Same	024-00-0-041.00

WHEREAS, Emmett H. Harris and wife, Carolyn Leedale Harris, owned the real property and improvements commonly known as 1593 Campbell Road, Goodlettsville, Davidson County, Tennessee 37072, as more particularly described on the attached Exhibit A (the "Property");

WHEREAS, said Emmett H. Harris passed away on August 28, 2017, leaving Carolyn Leedale Harris as his surviving spouse and sole owner of the Property;

WHEREAS, said Carolyn Leedale Harris passed away on January 11, 2019, leaving a Last Will and Testament dated July 26, 2017 (the "Will");

WHEREAS, the Will was admitted into probate by the Davidson County Circuit (Probate) Court, Case No. 19P-283 (the "Estate"), and made of record as Instrument No. 20190315-0023641, said Register's Office;

WHEREAS, Kevin Lee Phelan was duly-appointed as Executor of the Estate by the Davidson County Circuit (Probate) Court (the "Executor");

WHEREAS, under the Will, the beneficiaries were as follows: Jeffrey Clay Phelan, Kevin Lee Phelan, and Kevin Lee Phelan, Trustee of the Emmett H. Harris Testamentary Trust u/w/d July 26, 2017, each as to a one-third (1/3) undivided tenant-in-common interest (collectively, the "Beneficiaries");

WHEREAS, under the Will, Troy Hall Phelan, Andrea Pearson Phelan and Walter Frank Phelan have the right to reside on the Property until the first to occur of the following: (i) Troy Hall Phelan's death, or (ii) Troy Hall Phelan's decision not to remain in possession of the Property. Until one of the foregoing occurs, Troy Hall Phelan, Andrea Pearson Phelan and Walter Frank Phelan shall be entitled to live, reside and/or occupy the Property rent free under the condition that Troy Hall Phelan, Andrea Pearson Phelan and Walter Frank Phelan must pay any and all expenses of upkeep, including, but not limited to, insurance, taxes and all necessary maintenance expenses, and shall not commit waste of the Property; and

WHEREAS, the Executor wishes to convey the Property from the said Estate to said Beneficiaries, subject to the above life estate.

NOW, THEREFORE, for and in consideration of the premises, KEVIN LEE PHELAN, AS EXECUTOR OF THE ESTATE OF CAROLYN LEEDALE HARRIS, by these presents, transfers and conveys unto JEFFREY CLAY PHELAN, a one-third (1/3) undivided tenant-in-common interest in the Property, KEVIN LEE PHELAN, a one-third (1/3) undivided tenant-in-common interest in the Property, and KEVIN LEE PHELAN, AS TRUSTEE OF THE EMMETT H. HARRIS TESTAMENTARY TRUST U/W/D JULY 29, 2017, a one-third (1/3) undivided tenant-in-common interest in the Property (collectively, "Grantees"), their heirs, successors and assigns, all of his rights, title and interests in and to the Property.

The Property is conveyed to Grantees, their heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. The Executor transfers the Property to Grantees on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, to be effective as of the 24th day of January, 2020.

GRANTOR:

Kevin L Phelan, Executor

Kevin Lee Phelan, Executor of the Estate of
Carolyn Leedale Harris

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of the State and County aforesaid, personally appeared Kevin Lee Phelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Carolyn Leedale Harris, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 24th day of January, 2020.

Amy Hankins
Notary Public

My commission expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), no tax is due for the recording of this instrument.

Kevin L Phelan
AFFIANT

Sworn to and subscribed before me, this 24th day of January, 2020.

Amy Hankins
Notary Public

My commission expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee described as follows, to-wit:

TWO tracts of land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee being part of Lot No. 2 on the Map of the Henry Raymer Tract, and described according to a survey prepared by Z. J. Wilkinson, Surveyor, on August 17, 1954, as follows:

BEGINNING at a point in the center of Campbell Road which bears south 36 degree east from an iron pin at the northwest corner of the intersection of Campbell Road and a private road; thence, north 36 degree west 153 feet along a fence line to an iron pin set in a post; thence with the northerly margin of said private road as it proceeds northwesterly around a curve 90 feet to an iron pin set in a post; thence with the margin of said road and a fence line south 83 degrees 30 minutes west 126.9 feet to a point; thence north 9 degrees 45 minutes west 129 feet to an iron pin; thence with the fence line north 4 degrees 30 minutes east, 483 feet to an iron pin; thence north 89 degrees east 394 feet, passing an iron pin at the margin of Campbell Road, to a point in the center of Campbell Road; thence south 10 degrees 30 minutes east 25.4 feet to a point; thence continuing with the center line of Campbell Road south 4 degrees west 100 feet to a point; thence south 10 degrees 10 minutes west 638 feet to the point of beginning, containing 5.37 acres, more or less.

BEING part of the same property conveyed to E. H. Harris (also known as Emmett H. Harris) and wife, Carolyn L. Harris (also known as Carolyn Leedale Harris), by deed from G. W. Hire and Howard K. Williamson, of record as Book 2337, page 577, Register's Office for Davidson County, Tennessee. Said Emmett H. Harris passed away on August 28, 2017, leaving said Carolyn Leedale Harris as his surviving spouse and sole owner. Said Carolyn Leedale Harris passed away on January 11, 2019, leaving a Last Will and Testament dated July 26, 2017, which is of record as Instrument No. 20190315-0023641, said Register's Office.