Karen Johnson Davidson County
Batch# 359832 DEEDQC
02/19/2020 08:39:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200219-0018217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

James T Phelps
Affiant

Subscribed and sworn to before me on this 13 day of February, 2020.

Notary Public _____ My Commission Expires: May 3, 2021

NICHOLAS PERENICH JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
James T. Phelps 8232 Hwy 70S Bellevue, TN 37221	New Owner	127 10 0 006.00

Personal Representative's Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will Lore H. Phelps, individually and as Personal Representative for the Estate of Maria T. Phelps (appointed in Probate Court Case number 19P-1314, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto James T. Phelps, hereinafter called the Grantee, his heirs, successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 22 on the Plan of Merrymount Acres, Section One, of record in Book 3700, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 125 feet on the northerly side of Highway 70 South and runs back between lines, 620.1 feet on the westerly line and 406.3 feet on the easterly line to a dead line in the rear on which it measures 249.28 feet.

Being the same property conveyed to J.D. Phelps, Jr. and wife, Maria Teresa Phelps, from William George Kieffer and wife, Margaret Ann Kieffer, of record in Book 4513, Page 594, Davidson County Register of Deeds. The said J.D. Phelps, Jr. having predeceased Maria Teresa Phelps.

This is improved property, known as **8232 HIGHWAY 70 S, Nashville, TN 37221.**

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

WITNESS my hand on the date below.

Lore H. Phelps, Individually and as Personal Representative

February 13, 2020
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lore H. Phelps**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13th day of February, 2020.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 3, 2021