Karen Johnson Davidson County
Batch# 359832 DEEDQC
02/19/2020 08:39:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200219-0018218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lore H Phelps
Affiant

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

Notary Public

My Commission Expires: 2-13-2021

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:
Lore H. Phelps 1014 Pebble Brook Dr. Nashville, TN 37221	New Owner	127 10 0 007.00

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, 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), and James T. Phelps, beneficiary of said estate, hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto Lore H. Phelps, hereinafter called the Grantee, her heirs, successors and assigns, all thier right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 21 on the Plan of Merrymount Acres, Section One, as of record in Book 3700, page 17, Register's Office for Davidson County, Tennessee.
Beginning at a point in the northeasterly margin of Highway 70S, the common front corner of Lots Nos. 21 and 22 as shown on the aforesaid plan; thence northwestwardly with the margin of Highway 70S a distance of 470.75 feet to the center line of Buffalo Creek; thence with the meanders of Buffalo Creek Northeastwardly 805 feet more or less, to a point; thence 6.05 feet to a P.K. in a rock; thence southwestwardly along the line between Lots Nos. 21 and 22, 620.1 feet to the point of beginning.

Being the same property conveyed to J.D. Phelps, Jr. and wife, Maria T. Phelps, from John Bottom, Trustee, of record in Book 4582, Page 899, Davidson County Register of Deeds. The said J.D. Phelps, Jr. having predeceased Maria T. Phelps.

This is unimproved property, known as **8238 HIGHWAY 70 S, Nashville, TN 37221.**

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

WITNESS our hands 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 13 day of February, 2020.

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: May 3, 2021

James T. Phelps — 2-13-2020 — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: May 3, 2021