Karen Johnson Davidson County
Batch# 372204 DEEDQC
03/13/2020 11:40:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200313-0028245

Prepared by:
Brooke Borders, Esq.
5505 Edmondson Pike, Suite 11
Nashville, Tennessee 37211

Map & Parcel No.:
MAP 088 00 0
PARCEL 033.00

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

EXECUTORS DEED

THIS INSTRUMENT was made and entered into this 12th day of February 2020, by and between GREGORY ALAN PHILLIPS, individually as the Executor of the Last Will and Testament of CLAUDIE B. PHILLIPS, late of the State of Tennessee, and County of Davidson, deceased, of the First Part, (hereinafter called "Grantor") and GREGORY ALAN PHILLIPS and JENNIFER PHILLIPS WILEY, of the Second Part, (hereinafter called "Grantees"): the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires.

WITNESSETH: that the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having being duly probated and recorded in the Probate Court of Davidson County, Tennessee, Docket No. 19P2132, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and deed unto Grantees and Grantees' heirs and assigns, all of Grantor's right, title, and interest in and to the following described improved real property at 7445 Lakeview Drive, Nashville, Tennessee 37209, described as follows:

BEGINNING at a point on the southernly margin of Lakeview Drive, North 84° 30' West 12 feet, South 76° 30' West 210 feet and North 37° West 612 feet from the southwest corner of the property conveyed to W. J. Smith and wife, by deed from Joe Marshall Spann and wife, of record in Book 2633, page 59, Register's Office for said County; thence with the southernly margin of said Drive southwestwardly 320 feet; thence South 37° East 489 feet; thence North 66° 30' East 157 feet; thence North 76° 30' East 190 feet; thence North 37° West 612 feet to the beginning, containing 4.04 acres, more or less.

BEING the same property conveyed to Claudie B. Phillip and wife, Carol N. Phillips, by deed from Otho Lee Hunt and wife, Mildred Louise Hunt, of record in book 6828, page 891, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Gregory A. Phillips **Affiant**

Subscribed and sworn before me this the
13 **Day of** March, 20 20.
Robert E. Lupton, **Deputy Register**

Name and Address of New Owner:

Gregory Alan Phillips
515 Liberty Drive
Smyrna, Tennessee 37167

Jennifer Phillips Cox
7445 Lakeview Drive
Nashville, Tennessee 37209

Name and Address of Entity Responsible
For Payment of Real Property Taxes:

Gregory Alan Phillips
515 Liberty Drive
Smyrna, Tennessee 37167

Jennifer Phillips Cox
7445 Lakeview Drive
Nashville, Tennessee 37209

WITNESS MY HAND this the 12th day of February, 2020.

GREGORY ALAN PHILLIPS, Grantor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Warren

Before me, GREGORY ALAN PHILLIPS, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 12th day of February, 2020.

MARINA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

NOTARY PUBLIC

My Commission Expires: 12/12/21