Karen Johnson Davidson County
Batch# 412855 DEEDQC
06/10/2020 10:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200610-0059450

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 1st day of June 2020.

My Commission Expires:

NOTARY PUBLIC

RUSSELL J MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Address New Owners as Follows:
The Ron and Jackie Phipps Trust
2984 Greer Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Map-Parcel:
04311005800

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Ronald A. Phipps,** Grantors, hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **The Ron and Jackie Phipps Trust, u/a/d June 1, 2020** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Archwood Acres, Section Two, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee. Said Lot NO. 7 fronts 135 feet on the easterly side of Myatt Drive and extends back 377.06 feet on the Northerly line and 215 feet on the Southerly line to a dead line, measuring 210 feet thereon. Less and except the following property: Beginning at a point in the present easterly right-of-way line Myatt Drive at the Northwest corner of the Frey Lands; thence easterly along the Northerly line of the Frey lands, 11.5 feet to the new proposed easterly right-of-way line of Myatt Drive; thence Southerly along the new proposed right-of-way line of Myatt Drive, 135.5 feet to a point in the Southerly property line of the Frey Lands; thence Westerly along the Southerly property line of the Frey Lands 16.5 feet to Frey's Southwest corner; the same being in the Easterly right-of-way line of Myatt Drive; thence Northerly along the present right-of-way line of Myatt Drive, 135 feet to the point of beginning.

Being all the same property conveyed to Ronald A. Phipps, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20091203-0110670, dated December 1, 2009, Register's Office for Davidson County, Tennessee.

Being improved property known as 205 Myatt Drive, Goodlettsville, TN 37115.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 1st day of June, 2020.

Ronald A. Phipps

Jackie Lynn Phipps

*** Jackie Lynn Phipps, spouse of Ronald A. Phipps joins this conveyance to convey any interests she has by law.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ronald A. Phipps and Jackie Lynn Phipps,** with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

RUSSELL J MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021