Karen Johnson Davidson County
Batch# 412869 DEEDQC
06/10/2020 11:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200610-0059466

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.

NOTARY PUBLIC

My Commission Expires:

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:
Part of Map 11 Parcel 31

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 described as Tract No. 7 on the unrecorded survey of Ray G. Cole, Registered Land Surveyor No. 924, P.O. Box 170, White House, TN 37188, dated February 20, 1990, as follows:

TRACT NO. 7: BEGINNING at a point which is N 86 deg. 49' 19" E, 31.58 feet, S 57 deg. 16' 47" E, 89.73 feet, and around a curve having a radius of 50.0' and a distance of 104.72 feet from the southeast corner of a tract of land conveyed to Joseph A. Towers, IV and wife, Cynthia C. Towers, by deed of record in Book 8333, page 569, Register's Office for Davidson County, Tennessee, to the POINT OF BEGINNING, thence with a curve having a radius of 50.0' and a distance of 52.36 feet, thence S 57 deg. 16' 42" E, 25.34 feet, S 3 deg. 31' 21" E, 462.75 feet, thence S 44 deg. 48' 34" E, 229.21 feet, thence S 82 deg. 08' 07" E, 453.08 feet, thence S 09 deg. 36' 30" W, 639.69 feet, thence N 84 deg. 48' 43" W, 505.92 feet, thence N 3 deg. 31' 21" W, 1245.45 feet to the point of beginning containing 9.64 acres, more or less.

INCLUDED in this conveyance is the Grantors rights of ingress, egress and regress contained in an Easement for Ingress, Egress and Regress, and Utilities and Agreement for Maintenance of Easement of record in Book 8429, page 468, and re-recorded in Book 8433, page 379, Register's Office for Davidson County, Tennessee.

Further this conveyance is made SUBJECT TO the easement for utilities and agreement to maintain as set forth in the aforesaid Easement for Ingress, Egress and Regress, and Utilities and Agreement for Maintenance of Easement of record in Book 8429, page 468, and re-recorded in Book 8433, page 379, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Ronald A. Phipps, by Warranty Deed from Thomas L. Cunningham and wife, Patricia Ann Cunningham, of record in Book 8665, page 930, Register's Office for Davidson County, Tennessee.

Being improved property known as 2984 Greer Road, Goodlettsville, TN 37072.

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 J 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:

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