Karen Johnson Davidson County
Batch# 428222 DEEDWARR
06/29/2020 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $799.20
20200629-0070315

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public

My Commission Expires: 3/23/2021
(AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alexandra Phipps	New Owner	150-10-0-037.00 and
213 Fieldstone Ct	same	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Estate of Billy Joe Muse

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Phipps, unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 98, on the Plan of Cherry Hills – Section 10-B, as of record in Book 5210, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Billy J. Muse, unmarried, by Warranty Deed from Walter J. Justice, Jr. and wife, Martha R. Justice, dated 6/23/1986 and recorded 7/8/1986 in Book 6910, Page 155, Register's Office for Davidson County, Tennessee. The said Billy J. Muse died testate on 1/5/2020 at the age of 72 years old. The Estate is being administered through Probate Court for Washington County, Tennessee. Charles R Muse and Drusilla Muse Brooks were established the living heirs by Petition for Testate Administration and Charles R Muse was appointed the Administrator of the Estate of Billy Joe Muse, Probate Case No. 20-PR-0092, filed 3/27/2020, Probate Court of for Washington County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 213 Fieldstone Ct, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of June, 2020.

The Estate of Billy Joe Muse

BY: Charles R. Muse
Charles R Muse, Administrator

Charles R Muse
Charles R Muse

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R Muse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Administrator of the Estate of Billy Joe Muse, and who further acknowledged that he executed the same as his free act and deed and by the authority granted him as Administrator of the Estate of Billy Joe Muse.

Witness my hand and official seal at Murfreesboro, Tennessee this 26th day of June, 2020.

Notary Public

My Commission Expires: 3/23/2021

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R Muse with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 26th of June, 2020.

Notary Public

My Commission Expires: 3/23/2021

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my/our hand(s) this 25 day of June, 2020.

Drusilla Muse Brooks
Drusilla Muse Brooks

STATE OF INDIANA
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DRusilla Muse Brooks with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indianapolis (city), Indiana, this 25 of June, 2020.

Karleen M Gamblin
Notary Public

My Commission Expires: 7/17/2022

KARLEEN M GAMBLIN
Notary Public - Seal
State of Indiana
Hancock County
My Commission Expires Jul 17, 2022

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).