ADDRESS NEW OWNERS and
SEND TAX BILLS:
STEWART PARKS

8757 Old Charlotte Pk
Pegram, TN 37143

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 460184 DEEDWARR
08/19/2020 12:06:23 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200819-0093436

MAP PARCEL NUMBER: 112-49.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Regina Gammon, Personal Rep THE ESTATE OF ROBERT GENE PHILLIPS, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to STEWART PARKS, a single man, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:
Land in the Ninth Civil district of Davidson County, Tennessee on the easterly side of Charlotte Pike (Old) beginning at a point in the center of Charlotte Pike the north westward corner of this tract; thence, with the Charlotte Pike South 34 degrees 30 minutes west 110.5 feet to a stake in road; thence, leaving said road south 54 degrees 30 minutes east 970 feet to a stake in David S. Fergueson, Sr's westerly line; thence with his line north 37 degrees 30 minutes east 110.5 feet to a stake with large beech and two white oak pointers, same being the southeasterly corner of Ray Floyd's 11.25 acre tract; thence with the same north 54 degrees 30 minutes west 975 feet to the point of beginning; containing 2.47 acres, more or less.
Being the same property conveyed to Robert Gene Phillips, a single man, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2006-WMC2, dated January 8, 2010, and recorded February 2, 2010, in Instrument No. 20100202-008162, Register's Office for Davidson County, Tennessee.
The said Robert Gene Phillips having since died testate on May 6, 2020, Pursuant to his Last Will and Testament filed of record in Circuit Court Davidson County, Probate Division Case No. 20P803, authorizes Regina Gammon, Personal Representative to sign on behalf of the estate.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 8757 Old Charlotte Pike, Pegram, Tennessee .

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances,

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HENDERSONVILLE, TN
37075
615-824-0989

estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21 day of July, 2020.

ESTATE OF ROBERT GENE PHILLIPS

REGINA GAMMON, Personal Representative

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, REGINA GAMMON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT GENE PHILLIPS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 12.4.21

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