Karen Johnson Davidson County
Batch# 585228 DEEDQC
03/05/2021 10:23:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20210305-0029061

THIS INSTRUMENT PREPARED BY:
Brianne Kerbyson, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John S. Phipps, Jr. Robert E. Phipps 5711 Old Harding Pike Nashville, TN 37205	Same	13001003500

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOHN S. PHIPPS, JR., ROBERT E. PHIPPS, AND PATRICIA ANNE PHIPPS MOREL, THE DULY-APPOINTED PERSONAL REPRESENTATIVES OF THE ESTATE OF MARTHA M. PHIPPS,** deceased (the "Decedent"), who died on August 9, 2020, and whose estate is being administered in the Probate Court for Davidson County, Tennessee, Probate No. 20P1384, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will which was duly admitted to probate and of record at the Probate Court for Davidson County, Tennessee, Probate No. 20P1384, hereby releases, remises and quitclaims unto **JOHN S. PHIPPS, JR.,** as to a one-half (1/2) undivided interest and to **ROBERT E. PHIPPS** as to a one-half undivided interest, as tenants in common, all of the right, title and interest of Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit "A" (the "Property").

This is improved property known as 5711 Old Harding Pike, Nashville Tennessee, 37205.

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

[Signature and notary pages to follow.]

WITNESS my hand this 27TH day of JANUARY, 2021.

ESTATE OF MARTHA M. PHIPPS

John S. Phipps, Jr.
PERSONAL REPRESENTATIVE

Robert E. Phipps
PERSONAL REPRESENTATIVE

Patricia Anne Phipps Morel
PERSONAL REPRESENTATIVE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN S. PHIPPS, JR. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA M. PHIPPS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27TH day of JANUARY, 2021.

Notary Public

My Commission Expires: 10/3/2022

J. LEE MORROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

4838-3351-3940

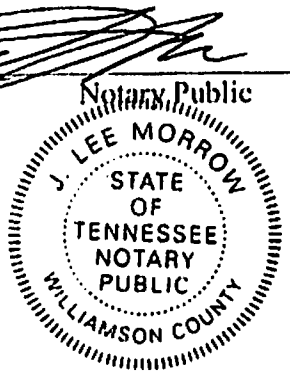
STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. PHIPPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA M. PHIPPS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27TH day of JANUARY, 2021.

Notary Public

My Commission Expires: 10/3/2022



4838-3151-3940

STATE OF ARKANSAS)
COUNTY OF Miller)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA ANNE PHIPPS MOREL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA M. PHIPPS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 2021.

Lynna J. Williams
Notary Public

My Commission Expires: Dec. 9, 2025

Lynna J. Williams
Notary Public
Miller County, Arkansas
Commission #12696313
Comm. Exp. December 9, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00.

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(A)(3)(D).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF February, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CATHY O. ZABOROWSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2024

Exhibit "A"

Land located in Davidson County, Tennessee, described as follows:

Tract I:

Being a portion of Old Page Road lying west of Tennessee Highway No. 1 and lying west of the right-of-way of the L & N Railroad, formerly the NC & St. L Railroad, and being a portion of said road abandoned by the Quarterly Court of Davidson County, Tennessee, October 1948 of record in County Court Minute Book, page 418, and being shown on the Map of Subdivision of Lot No.A-4 (and/or A-2) Highlands of Belle Meade No. 2 of Record Book _____, RODC, Tennessee.

Beginning at a point where the westerly right-of-way line of said railroad crosses the southerly margin of said abandoned road; thence northwesterly following the margin of said road to the easterly margin of Old Harding Road; thence northwardly along the margin of the aid Old Page Road (abandoned); thence eastwardly along the said northerly margin of said abandoned road which is the southerly boundary of a lot to which the NC& St. L Railroad has title, to the westerly margin of the said railroad right-of-way; thence to the point of beginning.

Tract II:

Commencing at an iron rod located in the western R.O.W. margin of the L & N Railroad Company property; thence leaving said R.O.W. N 56 degrees 24' 11" W 94.47 feet to the point located in the easterly R.O.W. margin of Old Harding Pike; thence N 33 degrees 07' 42" E 200. 78 feet to the point of beginning; thence continuing with said R.O.W N 33 degrees 07' 42" E 40.00 feet to a point; thence leaving the R.O.W. margin of Old Harding Pike S 56 degrees 43' 51" E 55.04 feet to a point located in the western R.O.W. margin of the L & N Railroad Company property; thence with said R.O.W. margin S 23 degrees 51' 09" W 40.56 feet to a point; thence leaving said R.O.W. margin N 56 degrees 43' 51" W 61.58 feet to the point of beginning said tract containing 2,333 square feet, more or less.

Tract III:

Being part of Tract A-2 shown on a revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County, being the northerly part of Lot No. 1 on the unrecorded subdivision of said Tract made by Blanchard and Parris, Engineers, November___, 1939, said northerly part of said lot being more fully described according to a survey by Ralph W. C. Lambert, surveyor, dated April 18, 1953, and revised April 4, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Harding Road at the beginning of a curve into the south margin of Page Road; thence around said curve having a deflection angle of 74 degrees 05' in a northeasterly direction to an iron pin in the southerly margin of said road; thence along with margin of Page Road and in an easterly direction 48.45 feet to an iron pin in the westerly right of way line of the N. C. & St. L. Railroad; thence with said right of way line southwardly 139.1 feet to a point; thence in a westerly direction 96.5 feet to a point in the easterly margin of Old Harding Road; thence with the margin of said road northerly 130 feet to the point of beginning.

Being the same real property conveyed to John S. Phipps and Martha S. Phipps by quitclaim deed from John S. Phipps and wife, Martha M. Phipps, dated December 16, 2014, recorded January 6, 2015, of record as Instrument No. 20150106-0001448, Register's Office for Davidson County, Tennessee. The said John S. Phipps having since died on February 25, 2015, the property demised to Martha S. Phipps, and Martha S. Phipps having since died on August 9, 2020.

Martha S. Phipps being one and the same as Martha M. Phipps.

True Copy Certification

I, Steven K. Wood, 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.

Steven K. Wood

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Zaborowski, a notary public for this county and state, Steven K. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public – Cathy Zaborowski

My Express Expires:
Notary' Seal

