THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Rod Brown
8238 Highway 70 South
Nashville, TN 37221
SEND TAX BILLS TO:
New Owners

Karen Johnson Davidson County
Batch# 655905 DEEDWARR
06/14/2021 11:39:35 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20210614-0079744

WARRANTY DEED

(Map 127-10-0; Parcel 007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LORE H. PHELPS**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ROD BROWN, A SINGLE PERSON,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 21, Merrymount Acres, Section One, of record in Plat Book 3700, Page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Lore H. Phelps, by Personal Representative's Deed dated February 13, 2020 from Lore H. Phelps, as Personal Representative for the Estate of Maria T. Phelps (appointed in Probate Court Case number 19P-1314, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), and James T. Phelps, beneficiary of said estate, recorded February 19, 2020, in Instrument Number 20200219-0018218, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 8238 Highway 70 South, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 10th day of June, 2021.

Lore H. Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lore H. Phelps, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of June, 2021.

Notary Public

My commission Expires: 8-23-2022

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

File No. GTS1-2021-389