THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 695620 DEEDWARR
08/11/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210811-0108573

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jonathan Smith 1616 Otter Creek Nashville, TN 37215	SAME AS NEW OWNER	133-13-0-146

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bettie L. Phelps**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Smith**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 123** on the Plan or Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 123 fronts 78.0 feet on the south side of Elaine Drive and runs back between lines measuring 183.6 feet on the west line and 184.4 feet on the east line to a dead line in the rear, measuring 78.0 feet thereon.

Being the same property conveyed to James T. Phelps and wife, Bettie L. Phelps, by Assumption Deed from Robert C. Wood, Robert E. Fort, A.T. Cassell, Davide C. Thompson, Ernest F. Sharpe, Trustees of the Nolensville Road Baptist Church, of record on August 12, 1964, at Book 3800 Page 266, Davidson County Register of Deeds. James T. Phelps is now deceased, leaving Bettie L. Phelps as surviving tenant by the entirety. Bettie L. Phelps, AKA Bettie Lee Phelps is under a Conservatorship. Lisa P. Burdette, Conservator, is empowered to sell this property by Order Approving Sale of Real Property in the matter of "*IN RE: BETTIE LEE PHELPS*", Probate Court for Rutherford County, Tennessee, Docket No. 75 PR1-2021-CV-70, said order being entered on August 3, 2012.

This property commonly known as 547 Elaine Drive, Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 10 **day of August, 2021:**

Bettie Lee Phelps by Lisa P. Burdette Conservator

Bettie Lee Phelps, by Lisa P. Burdette, Conservator

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 10th day of August, 2021, before me personally appeared **Lisa P. Burdette**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Bettie Lee Phelps**, as her Conservator, and who acknowledged that such person executed the same as the free act and deed of **Bettie Lee Phelps** .

Witness my hand and official seal, this the 10 day of **August, 2021**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$180,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10 DAY OF August, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 10, 2021 (date of document).

Date: August 11, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON