Karen Johnson Davidson County
Batch# 1059853 DEEDQC
10/11/2023 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231011-0079802

Name and Address of New Owner:
Send Tax Bills To:
Lisa K. Phelps-Starks
621 Neill Avenue
Nashville, TN 37206

This Instrument Prepared By:
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt Juliet, TN 37122
File 23-2533

Map & Parcel No: 082-08-0-056.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa K. Phelps-Starks, a single woman** "the Grantor," convey and quitclaim unto **Lisa K. Phelps, a single woman and Andrew L. Starks, married man, as joint tenants with expressed rights of survivorhsip,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 60 and the southerly 5 feet of Lot No. 59 on the Map of the Bransford Realty Company's Subdivision of the McWhirter Tract, and of the Love-McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and Part of Lot No. 59 front together 40 feet on the easterly side of Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew Jackson Phelps and wife, Ossie Whitaker Phelps, by Warranty Deed from Walter Phelps of record in Book 2879, Page 589, Register's Office for Davidson County, Tennessee, dated February 10, 1959 and recorded on March 09, 1959. Said Ossie Whitaker Phelps died on February 16, 1987, vesting Andrew Jackson Phelps as surviving tenant.

Being the same property conveyed to Richard Manson, Trustee, by Quitclaim Deed from Andrew J. Phelps, widower, of record in Book 7285, Page 15, Register's Office for Davidson County, Tennessee, dated June 30, 1981, and recorded on July 01, 1987 and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to Lacy Nichol Phelps, a remainder with a life interest to Andrew J. Phelps and Lisa Kay Phelps; re-recorded in Book 7379, Page 199, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia M. Hylton, Trustee by Quitclaim Deed from Lisa Kay Phelps-Harney, Michael Burwell and Andrew J. Phelps, of record in Book 8107, Page 70, Register's Office for Davidson County, Tennessee, dated May 10, 1990, and recorded on May 10, 1990 and within the same deed the said Patricia M. Hylton, Trustee conveyed his interest in the subject property to Andrew J. Phelps. Said Andrew J. Phelps died on September 30, 1994, survived by Lisa K. Phelps. Affidavit of Heirship recorded in Instrument No. 20090813-0076282, and Instrument No. 20090813-0076283, and Book 11159, Page 20, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa K Phelps-Starks by Quitclaim Deed from Olen L. Starks, Jr., of record in Instrument No. 20090820-0078321 Register's Office for Davidson County, Tennessee, dated July 18, 2009 and recorded on August 20, 2009.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of October, 2023.

Lisa K. Phelps-Starks
Lisa K. Phelps-Starks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of October, 2023, before me personally appeared **Lisa K. Phelps-Starks** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2023.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Certificate of Authenticity

I, Joshua A. Terry, 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 10/3/2023.

Affiant Signature – Joshua A. Terry

10/10/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/10/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27