Karen Johnson Davidson County
Batch # 1205618 DEEDQC
11/15/2024 12:48:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241115-0089199

THIS INSTRUMENT WAS PREPARED BY: Mattea L. Rolin, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Bobby F. Phelan and Mary Katherine Phelan, Trustees Phelan Family Trust 1385 Campbell Road Goodlettsville, TN 37072	NEW OWNER	**032 00 0 070.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that we, BOBBY F. PHELAN and wife, MARY KATHERINE PHELAN, (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto BOBBY F. PHELAN and MARY KATHERINE PHELAN, as Trustees of and for the PHELAN FAMILY TRUST, dated the 28 day of October, 2024, (hereinafter "Grantee"), its successors and assigns, all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of a 50.34-acre tract conveyed to Arliss R. Bess and wife by deeds of record in Book 2863, page 573, Book 2909, page 378, and Book 4025, page 593, Register's Office for said County, and described and designated as Tract No. 2 according to a survey dated May, 1966, revised June, 1966, Job No. 66-298-A, by Parrish Engineers, Inc., as follows:

Beginning in the southerly margin of Campbell Road at an iron stake located at the northwesterly corner of a 4.4-acre tract of land conveyed to James D. Brinkley and wife, Sarah Jane Brinkley, by deed of record in Book 4034, page 772, Register's Office for said County; thence, with Brinkley's westerly line, south 20°54' west 465.3 feet to an iron stake; thence, continuing with Brinkley's westerly line, south 16°33' west 536.7 feet to an iron stake in the southerly margin of said 50.34-acre tract; thence with the same north 86°39' west 106.0 feet to the southeasterly corner of Tract No. 3 shown on said survey; thence, along the easterly line of Tract No. 3, north 15°8' east 870 feet to an iron stake; thence, continuing with the easterly line of Tract No. 3, north 23°56' east 251.4 feet to an iron stake in the southerly margin of Campbell Road; thence with the same southeastwardly 161 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to BOBBY F. PHELAN, and wife, MARY KATHERINE PHELAN, by Warranty Deed from ARLISS R. BESS and wife, MILDRED G. BESS, of record in Instrument No. 00004035-0000520, in the Register's Office of Davidson County, Tennessee.

This is improved property with an address of 1385 Campbell Road, Goodlettsville, Tennessee 37072.

The above legal description was taken from the prior deed of record. This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 28 day of October, 2024.

BOBBY F. PHELAN

MARY KATHERINE PHELAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared BOBBY F. PHELAN and MARY KATHERINE PHELAN, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in the foregoing, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 28 day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025



THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).