Karen Johnson
Batch # 1205618
11/15/2024 12:48:59 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241115-0089200

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	**033 00 0 003.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, BOBBY F. PHELAN, a married man, ("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, ("Grantee"), its successors and assigns, all my 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:

The following described real estate, to-wit: A Tract of land in the 10th Civil District of Davidson County, Tennessee, being in the east part of Lot No. 4 on the Map of the Cole Lands, of record in Plan Book 1, Page 100, Chancery Court at Nashville, also of record in Book 58, Page 47, Register's Office for said County.

Beginning at a point in the northerly line of Campbell Road, corner of T. L. Clark; thence North 217.5 feet to a point; thence South 88 deg. 30 min. East 100 feet to a point; thence South 217.5 feet to a point in said Campbell Road; thence North 88 deg. 30 min. West with the northerly margin of said Campbell Road 100 feet to the point of beginning, containing 0.50 acres, according to a survey dated May 5, 1956, by N.G. Jenkins, Serveyor.

Being the same property conveyed to BOBBY F. PHELAN, by Quitclaim Deed from TROY H. PHELAN and wife, ANDREA E. PHELAN of record in Instrument No. 20140128-0007614, Register's Office of Davidson County, Tennessee, and being the same property conveyed to BOBBY F. PHELAN, by Quitclaim Deed from STEPHEN M. PEARSON, of record in Instrument No. 20080117-0005281, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to TROY H. PHELAN and wife, ANDREA E. PHELAN and STEPHAN M. PEARSON by Warranty Deed from MICHAEL ALAN CANTRELL and wife, TAMMY LYNN CANTRELL, of record in Instrument No. 20070621-00073929, Register's Office of Davidson County, Tennessee.

This is unimproved property commonly know as 1312 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.

X Bobby F. Phelan

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, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, and who acknowledged that he 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.

ANNA GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Anna Gregory
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).