Karen Johnson Davidson County
Batch# 1251610 DEEDQC
03/25/2025 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022180

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Sworn to and subscribed before me this 18th day of March, 2025.

Notary Public
My Commission Expires: 06/26/28

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 18th day of March, 2025, among:

TERRI LYNN RULEN, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF JACK C. PHELPS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TERRI LYNN RULEN, A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee being in the 6th (formerly the 9th) Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, June 10, 1954 as follows:

Beginning in the center of Paragon Mill Road, 183 feet easterly from the property conveyed to J. F. Felts and wife by deed from William Travis, of record in book 2595, page 350, said Register's Office; thence south 85 Degrees east 487 feet to an iron pin; thence south 48 Degrees 30' west 87 feet to a 12 inch box elder; thence North 55 Deg. West 490 feet, more or less to a point in the center of Paragon Mill Road; thence with the center of Paragon Mill Road, North 51 degrees 45' east 91.5 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Jack C. Phelps and wife, Dorothy Jane Phelps by Warranty Deed from William Lawrence Davidson and wife, Dela Kathleen Davidson dated January 4, 1963, and recorded January 9, 1963, in Book 3499, page 389, in the Register's Office for Davidson County, Tennessee. Said Dorothy Jane Phelps have passed away on September 28, 1968, with Jack C. Phelps receiving her full share.

Being the same property conveyed to Terri Lynn Rulen and Mary Ann Phelps, Beneficiaries under the Last Will and Testament of Jack C. Phelps, as joint tenants with rights of survivorship. Said Last Will and Testament being admitted to probate in case 22P1162, in the Probate Court for Davidson County, Tennessee. A true and correct copy of the Order Admitting Will to Probate and the Last Will and Testament of Jack C. Phelps is attached hereto as composite Exhibit A. Said Mary Ann Phelps having passed away on November 12, 2024, with Terri Lynn Rulen receiving her full share.

This improved property is situated at 517 Paragon Mills Rd, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Terri Lynn Rulen.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Terri Lynn Rulen

TERRI LYNN RULEN

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid Terri Lynn Rulen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2025.

Vanessa Dolberry

Vanessa Dolberry, Notary Public

My Commission Expires: 06/26/28



Owner Name & Property Address:

Terri Lynn Rulen
1651 Floyd Rd
Eagleville, TN 37060

Responsible Party For Taxes:

Terri Lynn Rulen
1651 Floyd Rd
Eagleville, TN 37060

Tax Map and Parcel: 133 00 0 067.00

Certificate of Authenticity

I, Trent Linville, 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 March 18, 2025.

Date

T Linville

Affiant Signature

3/18/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18th day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

