Karen Johnson Davidson County
Batch# 1310232 DEEDQC
08/14/2025 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250814-0064915

This Instrument Prepared By and Returned To:	The actual consideration for this transfer is $0.
Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067	Affiant Sworn to and subscribed before me this 14th day of August, 2025. Notary Public My Commission Expires: 06/26/2028
After Recording Return To The Above.	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

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

DEED OF CORRECTION

This conveyance made by and between **TERRI LYNN RULEN, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF JACK C. PHELPS**, hereinafter referred to as the "Grantor," which expressions shall include heirs, assigns and personal representatives, and **TERRI LYNN RULEN, A MARRIED WOMAN**, hereinafter referred to as the "Grantee," which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

WHEREAS, by deed of record at Instrument No. 20250325-0022180, Register's Office of Davidson County, Tennessee, the Grantor did convey to the Grantee a tract of land located in the Sixth (formerly the 9th) Civil District of Davidson County, Tennessee.

WHEREAS, it has come to the attention of the parties that the conveyance contained the legal description for a tract of land containing 1.00 acre, more or less, and should have included the legal description for an additional tract of land containing 1.00 acre of land, to total 2.00 acres, more or less.

WHEREAS, the Grantor wishes to correct an error in the description contained in said deed of record at Instrument No. 20250325-0022180, Register's Office of Davidson County, Tennessee.

NOW THEREFORE, 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, according to survey by George W. Walkins, Surveyor, dated November 14, 1956 as follows:

BEGINNING in the center of Paragon Mill Road, at a railroad spike at the northeast corner of the property conveyed to J. F Felts and wife, by deed from William Travis as of record in Book 2595, Page 350, Register's Office; thence with the center of said Road, North 51 deg. 45' East 183 feet to a railroad spike; thence South 55 deg. East 487 feet to an iron pin; thence South 48 deg. 30' West 87 feet to a 12 inch box elder; thence South 4 deg. 45' West 106 feet to an iron pin at the southeast corner of said Felts property; thence with his line North 55 deg. West 568 feet to the beginning, and containing 2 acres more or less.

Being the same property conveyed to Jack C. Phelps and wife, Dorothy Jane Phelps by Warranty Deed from Bruce E. Wilson and wife, Marcia Gaile Wilson recorded April 13, 1961 in Book 3218, Page 604, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jack C. Phelps and wife, Dorothy Jane Phelps by Deed from William Lawrence Davidson and wife, Dela Kathleen Davidson, dated January 4, 1963, and recorded January 9, 1963, in Book 3499, Page 389, Register's Office of Davidson County, Tennessee.

Dorothy Jane Phelps appears to have predeceased Jack C. Phelps on or about September 28, 1968, Jack C. Phelps having become deceased; Davidson County Probate Docket 22P1162.

Being the same property conveyed to Terri Lynn Rulen a married woman by Quitclaim Deed from Terri Lynn Rulen, beneficiary under the Last Will and Testament of Jack C. Phelps, dated March 18, 2025 and recorded March 25, 2025 in Instrument No. 20250325-0022180, said Register's Office of Davidson County, Tennessee.

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 deeds 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 14th day of August, 2025.

Notary Public
My Commission Expires: 06/26/2028



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 August 14, 2025.

Date

T Linville

Affiant Signature

08/14/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

