THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

BILL GARRETT, Davidson County
Trans:T20170025049 DEEDQC
Recvd: 03/24/17 11:15 2 pgs
Fees:12.00 Taxes:0.00
20170324-0028937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 23 day of Feb., 2017.

Notary Public

My Commission Expires: 2/23/2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills:	Map & Parcel Nos.
Leslie Edward Smelser and Meriam Phyllis Smelser 624 Drurrett Drive Nashville, TN 37211	Leslie Edward Smelser 624 Durrett Drive Nashville, TN 37211	133-10-2

For and in Consideration of $10.00 cash in hand, Roger C. Smelser and wife Patricia Ann Smelser by these presents do hereby quitclaim and convey unto Leslie Edward Smelster ande wife Miriam Phyllis Smelser, their successors and assigns, all our right, title and interest in and to the following tract of land, situated, and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No.3 on the Plan of Leonard Heights, Section Two, of record in Book 2330, page 126, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Yelton Drive, a common corner of Lots 2 and 3, thence westerly along the line between said lots, 146.9 feet to a point; thence southerly 100.4 feet to a point on the northerly margin of Grubbs Road (proposed); thence easterly along the northerly margin of Grubbs Road (proposed) 128 feet to a point in the beginning of a curve; thence northeasterly around said curve, 38.85 feet to a point in the northwesterly margin of Yelton Drive; thence northerly along said Drive, 73.2 feet to the point of beginning.

Being the same property conveyed to Roger C. Smelser by Elfriede B. Green by quitclaim deed of record in instrument number 20110301-0016407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a life estate being retained by the Grantees Roger C. Smelser and wife Patricia Ann Smelser.

Patricia Ann Smelser joins in this conveyance for the purpose of conveying her marital interest in the property.

This conveyance is subject to any and all easements and restrictions of record.

This is improved property known as: 3718 Yelton Drive, Nashville, TN 37211.

Witness our signatures on this the 23 day of Feb., 2017.

Roger C. Smelser

Roger C. Smelser

Patricia A. Smelser

Patricia Ann Smelser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Roger C. Smelser and wife, Patricia Ann Smelser, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 23 day of February, 2017.

My Commission Expires:

3-7-2017

Martha C. Shell

Notary Public

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

Smelser File
Leslie & Miriam Smelser
Quitclaim Deed
Documents