This Instrument Prepared By: Dan E. Huffstutter, 1211 Sixteenth Avenue South, Nashville, TN 37212-2901

QUITCLAIM DEED

This Quitclaim Deed, executed and delivered by Lydia Joy Smith, as sole serving trustee of the Phelps Family Trust (the "Grantor") to Lydia Joy Smith (the "Grantee").

Witnesseth:

That Grantor has this day transferred and conveyed, pursuant to paragraph 2 of Article V of the last will and testament of estate of Edwina Joy Phelps deceased, unto the Grantee to have and to hold to herself, and to her heirs, assigns and successors forever, a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows (the "Property"):

Being Lot No. 3 on the Plan of Epworth Subdivision, as of record in Book 5200, page 745, Registers Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same Property conveyed to Ira B. Phelps and wife, Edwina Joy Smith, by deed of record in Deed Book 8905, pages 404 – 407 in the Registers Office for said County.

(i) Ira B. Phelps predeceased Edwina Joy Phelps and at his death, the said Edwina Joy Phelps became the sole owner in fee of the Property, as the surviving tenant by the entirety. Ira B. Phelps' will was probated in Davidson County Probate Court (Case No. 00P1617), and the probate case was closed by order of said Court on February 4, 2001.

(ii) Edwina Joy Phelps is deceased. Her will devised the Property to the Phelps Family Trust. Edwina Joy Phelps' will was probated in Davidson County Probate Court (Case No. 14P324), and the probate case was closed by order of said Court on September 16, 2016.

(iii) The triggering event for the termination of the Phelps Family Trust, the youngest living daughter of Grantee becoming 22 years of age, has occurred, with Grantee, being the sole residual beneficiary of said Trust, having received all other assets of the said Trust and being entitled to receive ownership of the Property.

Being improved real property known as 5404 Heather Lane, Brentwood, TN 37027.

In Witness Whereof, Grantor has executed this Quitclaim Deed on the 10 day of August, 2017.

Phelps Family Trust

Lydia Joy Smith

Lydia Joy Smith, Trustee

BILL GARRETT, Davidson County
Trans:T20170072459 DEEDQC
Recvd: 08/21/17 15:59 2 pgs
Fees:12.00 Taxes:0.00

20170821-0085797

State of Tennessee)
County of Davidson)

Before me, Claiborne K. McLemore III, of the state and county aforesaid, personally appeared Lydia Joy Smith, with whom I am personally acquainted and whom, upon oath, acknowledged that she is the properly appointed trustee of the Phelps Family Trust, and that she, in such capacity as trustee of the Phelps Family Trust, executed this document for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of August, 2017.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Commission Expires: March 3, 2020

Claiborne K. McLemore III, Notary Public

Name and Address of Property Owner:	**Persons Responsible For Payment of Property Taxes:**	Map & Parcel ~~Instrument~~ **Number**
Lydia Joy Smith 5404 Heather Lane Brentwood, TN 37027	Lydia Joy Smith 5404 Heather Lane Brentwood, TN 37027	160 12 0 167.00

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lydia Joy Smith

Lydia Joy Smith, Affiant

Sworn to and subscribed before me this 10th day of August, 2017.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Claiborne K. McLemore III, Notary Public
Commission Expires: March 3, 2020