File Box 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 62141 DEEDQC
02/23/2018 02:48:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180223-0017482

Recording requested by: Cynthia Olphie

When recorded, mail to: Cynthia Olphie and Daniel Olphie

Address: 617 Banbury Place

City/State/Zip: Brentwood, TN 37027

Space above reserved for use by Recorder's Office

Document prepared by:

Name Cynthia Olphie

Address 617 Banbury Place

City/State/Zip Brentwood, TN 37027

Property Tax Parcel/Account Number: Map Parcel 172-12-0D-015.00-CO

# Quitclaim Deed

This Quitclaim Deed is made on June 26, 2016, between
Douglas Andrew Smiley and Lea Denise Smiley, Grantor, of 5533 Westbriar Court, Roanoke, Virginia, Roanoke County and Cynthia Olphie and Daniel Olphie, Grantee, of 617 Banbury Place, City of Brentwood Davidson County,

State of Tennessee 37027.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 7003 Lenox Village Drive, B5, City of Nashville Davidson County, State of Tennessee 37211. Map Parcel 172-12-0D-015.00-CO,

**See attached "EXHIBIT A" legal description.**

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



Dated: June 26, 2016

Douglas A. Smiley

Lea Smiley

Signature of Grantor

Name of Grantor

DOUGLAS A. SMILEY

Lea Smiley

Signature of Witness #1

Tammy R. Rosenbergen

Signature of Witness #2

Arlene D Gardner

Printed Name of Witness #1

TAMMY R. ROSENBERGEN

Printed Name of Witness #2 Arlene D. Gardner

ARLENE D. GARDNER NOTARY PUBLIC REG. #7571244 MY COMMISSION EXPIRES 4/30/2017 COMMONWEALTH OF VIRGINIA

Seal

State of Virginia County of Roanoke

On July 11th, 2016, the Grantor, Douglas A Smiley & Lea Smiley personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary

Arlene D Gardner

Arlene D Gardner

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. B-5 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julia Smiley, Daniel Olphie and Cynthia Olphie by Warranty deed from Kathryn M, Magness Austin, joined by her spouse, James Allen Austin, of record in Instrument No. 20140404-0028148 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 04, 2014.

Being the same property conveyed to Cynthia Ann Smiley by Quitclaim deed from Daniel John Olphie III of record in Instrument No. 20170919-0096092 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on September 19, 2017.

The said Julia Smiley, has since died. Reference is made to the Affidavit of Heirship recorded simultaneously herewith as Instrument 20180223-0017479, said Register's Office, listing Robert Stephen Smiley, Victoria Smiley Baltz, Douglas Andrew Smiley, Michael Lee Smiley, Cynthia Smiley Olphie and Gregory Allen Smiley as her heirs-at-law.

Lea Denise Smiley, the spouse of Douglas Andrew Smiley, joins in this conveyance.