File Box 8

Prepared By:
Cynthia Smiley Olphie
617 BANBURY PL
BRENTWOOD, Tennessee 37027-8263

After Recording Return To: Cynthia Smiley Olphie
617 BANBURY PL
BRENTWOOD, Tennessee 37027-8263

Bill Garrett Davidson County
Batch# 62141 DEEDQC
02/23/2018 02:48:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180223-0017484

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 05, 2018 THE GRANTOR(S),

- Gregory Allen Smiley, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Cynthia Smiley Olphie, a single person, residing at 617 BANBURY PL, BRENTWOOD,
  Tennessee County, Tennessee 37027-8263 the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: **See attached "EXHIBIT A" legal description.**

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. Map Parcel 172-12-0D-015.00-CO. Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Gift between family members.

Tax Parcel Number: 172-12-0D-015.00-CO

Mail Tax Statements To:
Cynthia Smiley Olphie
617 BANBURY PL
BRENTWOOD, Tennessee 37027-8263

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2/5/2018

Gregory Allen Smiley
5705 Murphywood Crossing
Nashville, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 5th day of February, 2018, before me personally appeared Gregory Allen Smiley, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Robin Kay Fuller
Notary Public

NOTARY
Title (and Rank)

My commission expires January 6, 2020

ROBIN KAY FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

State of Tennessee) County of Davidson)

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Cynthia Smiley
Affiant

Affiant's Name: Cynthia Smiley

Subscribed and sworn to before me this 7th day of February, 2018.

my commission expires: 1-6-20

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

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.