Bill Garrett Davidson County
Batch# 126842 DEEDQC
08/09/2018 10:37:28 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180809-0078500

This Instrument Prepared by:
Mark E. Chapman
Attorney at Law
202 Point East Drive
Nashville, TN 37216
(615) 226-2119

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Ronald C. Smith Stephen N. Smith 1514 Beechwood Avenue Nashville, TN 37212	Select Portfolio Servicing P. O. Box 65250 Salt Lake City, UT 84165	Map 104-16 Parcel 395

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, EMORY NATHANIEL SMITH, a widower, by RONALD C. SMITH, Attorney-in-Fact ("Grantor"), (General Power of Attorney is attached hereto) by these presents does hereby quitclaim and convey unto RONALD C. SMITH and STEPHEN N. SMITH ("Grantees"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

Being the west part of Lot No. 89 on the Map of Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34.

Said part of said lot fronts 50 feet on the north side of Beechwood Avenue and extends back 188 feet on the east line and 189 feet on the west line along the east margin of an alley to another alley in the rear on which it measures 70.5 feet.

Being property devised to Mattie Mullins Regen under the Will of Walter Duncan Regen, deceased, whose will is of record in Will Book 82, page 467, County Court for said County. Current Source of Title bk. 3902 pg. 654

This is improved property known as 1514 Beechwood Avenue, Nashville, Tennessee 37212.

Said real property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Title to this property was not examined incidental to this conveyance and this instrument was prepared solely from information furnished by the parties and no examination of public records in the Office of the Register of Deeds has been made by the preparer of this instrument to determine ownership or status of the title.

IN WITNESS WHEREOF, the Grantor has executed this instrument effective on the 8TH day of AUGUST, 2018.

(POA)

EMORY N. SMITH by
RONALD C. SMITH Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee this 8th day of August, 2018.

BISHOP JERRY A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bishop Jerry A Morton

Notary Public
My Commission Expires: 11/5/2018

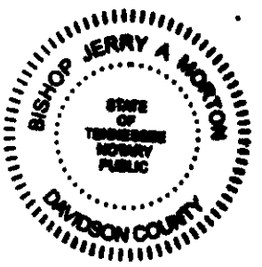
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual monetary consideration for this transfer is TEN DOLLARS.

Affiant

Affiant

Sworn to and subscribed before me
this 8 day of August, 2018.



Notary Public
My Commission Expires: 11/5/2018

GENERAL POWER OF ATTORNEY

STATE OF TENNESSEE

COUNTY OF Davidson

I, Emory Smith, the undersigned, being a resident of Davidson County, Tennessee, hereby appoint [illegible], to be my attorney-in-fact to act in my name in any way for which I could act for myself with respect to the following matters as each of them is defined in Tennessee Code Annotated §§34-6-101, et seq.

2. uthority is limited in nature solely to the areas I have designated below.

(1) ✓ Real Property and Lease Transactions

(2) ✓ Personal Property Transactions

(3) ✓ Banking and Financial Transactions

(4) ✓ Estate Transactions

(5) _____ Contractual Agreements

(6) _____ Insurance Transactions

(7) _____ Medical Matters
Asuntos Médicos

(8) ✓ Legal Matters
Asuntos de Seguridad Social

(9) ✓ Social Security Matters
Asuntos de Seguridad Social

(10) ✓ Tax Matters

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3. The undersigned being first duly sworn says:

(EHS) I also give to such person full power to appoint another to act as my attorney-in-fact and full power to revoke such appointment.

EHS This power shall be affected by my subsequent incapacity or mental capacity. If I shall be considered mentally incompetent by a licensed physician this form shall become void.

EHS The powers herein granted shall be deemed continuing and relate as fully to any property which I may hereafter acquire as to any property which I may now own and may be exercised repeatedly. The powers herein granted shall exist to their full extent in any jurisdiction, including any State of the United States of America and in any foreign country where such powers may be necessary. The powers herein granted shall exist to their full extent regardless of my whereabouts within or without the United States of America;

EHS This Power of Attorney has been provided to me at the moment of execution in both the English language and the Spanish language. I am able to read and understand the Spanish language and by being provided the English and Spanish versions of this Power of Attorney, I have fully understood every term and condition contained herein.

I declare under penalty of perjury under the laws of the State of Tennessee that the foregoing is true and correct.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Emory N. Smith Date: Jan 8, 2017
Principal

The Principal, Emory N. Smith, personally appeared before me this 8th day of January, 2017.

NOTARY PUBLIC
My commission expires:

8/16/2021

KENYA E. NEWBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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