THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deeds.

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel**
Austin James Phelps 353 Margo Lane Nashville, Tn 37211	SAME	148-09-0-050.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Josephine Phelps,** ("Grantor") does hereby quitclaim and convey unto **Austin James Phelps** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being Lot No. 45 on the Plan of Section II, Haywood Heights, as of record in Book 2663, page 13, Register's Office for said County, to which plan is hereby made for a more legal description.

Being the same property conveyed to Josephine Phelps by Quitclaim Deed from Austin J. Phelps, on November 18, 2014, of record in Instrument Number 20141119-0106536, Register's Office for Davidson County, Tennessee.

Property commonly known as 353 Margo Lane, Nashville, Tn 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS, WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of **February 2019.**

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 2018, before me, appeared **Josephine Phelps,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/19

Karen Johnson Davidson County
Batch# 193333 **DEEDQC**
02/08/2019 11:05:48 AM 1 pg
Fees: $12.00 Taxes: $0.00

20190208-0012210

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 5th day of **February, 2017.**

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY