Karen Johnson Davidson County
Batch# 453731 DEEDQC
08/10/2020 12:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088730

This instrument prepared by:
Laylah V. Smith, Attorney
278 Penfield Drive
Nashville, Tennessee 37211

Based on the information provided by the parties, NO title search was requested or prepared.

QUITCLAIM DEED

Address of Owner as follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Josephine Phelps 3328 Smith Springs Road Nashville, TN 37013	Same	133 06 0 024.00

FOR AND IN CONSIDERATION of seventy-five thousand dollars ($75,000), the receipt of which is hereby acknowledged, Roy L. Smith hereby releases, remises and quitclaims unto Josephine Phelps, her heirs and assigns, his entire right, title and interest in and to property located at 419 Veritas Street, Nashville, Tennessee 37211, being more specifically described as follows:

BEING Lots Nos. 320 and 322 on the Plan of Sunrise Heights Additions, of record in Plat Book 421, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carl W. Ballard and Keith Axelson Davis, as tenants in common as to ½ undivided interest each, by deed from Carl W. Ballard, Administrator of the estate of Linda Eskew Davis of record in Book 8297, Page 331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josephine Phelps and Roy L. Smith as tenants in common, by deed from Carl W. Ballard and Keith Axelson Davis, of record in Book 10677, Page 323, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 8 day of AUGUST, 2020.

Roy L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Roy L. Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 8 day of August, 2020.

NOTARY PUBLIC

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/08/23

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is [redacted].

Roy L Smith

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 8 day of AUGUST, 2020.

Tamara J. Taylor

NOTARY

My commission expires: 11/08/2023

