Karen Johnson Davidson County
Batch# 453731 DEEDQC
08/10/2020 12:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088731

200This 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<br>3328 Smith Springs Road<br>Nashville, TN 37013 | Same | 148 02 0 019.00 |

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 305 Josam Drive, Nashville, Tennessee 37211, being more specifically described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Luna Heights, Section Three, of Record Book 2900, page 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy L. Smith and Josephine Phelps by deed dated 11/15/01 from Mel Martinez, Secretary of Housing and Urban Development of Washington D.C. of record in instrument No. 20011206-0134542, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 8 day of AUGUST, 2020.

Roy L. Smith

**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.

Tamara J. Taylor
NOTARY PUBLIC

TAMARA J TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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]. 0 R.S.

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: 11/8/23

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.