Karen Johnson Davidson County
Batch# 453731 DEEDQC
08/10/2020 12:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088732

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	148 09 0 053.00

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 347 Margo Lane, Nashville, Tennessee 37211, being more specifically described as follows:

Land located in Davidson County, Tennessee, being lot No. 27 on the Plan of Haywood Acres, Section 1, as of record in Plan Book 2900, page 17, Register's Office for Davidson County, Tennessee, in which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First Union National Bank of Delaware, successor by merger with First Union Home Equity Bank, N.A. by Substitute Trustee's Deed from Priority Services of TN, L.L.C. as Substitute Trustee dated March 20, 2002, recorded April 30, 2002, of Record in Instrument No. 200204300053153, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Josephine Phelps, and spouse Roy L. Smith, as tenants by the entirety by deed from First Union National Bank of Delaware, of record in Instrument No. 20020918-0113858, Register's Office of 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: 11/8/2023

