Karen Johnson Davidson County
Batch# 453731 DEEDQC
08/10/2020 12:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088733

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	083 14 0 332.00

FOR AND IN CONSIDERATION of one-hundred, twenty-five thousand dollars ($125,000), 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 1807 Shelby Avenue, Nashville, Tennessee 37206, being more specifically described as follows:

Land in Davidson County, TN, being lot No. 38 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First American National Bank by substitute Trustee's Deed of record in Book 9775, page 703, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy L. Smith by deed from First American National Bank of record in Book 9847, page 522, Register's Office for 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, 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]. 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: 11/08/23

