Karen Johnson Davidson County
Batch# 453731 DEEDQC
08/10/2020 12:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088734

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 0 022.00

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 422 Veritas Street, Nashville, Tennessee 37211, being more specifically described as follows:

TRACT I:
BEING the east 47 feet of Lot No. 323 on the Plan of Sunrise Heights, of record in Book 421, Page 2, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 323 fronts 47 feet on the northerly side of Veritas Street and extends back between parallel 150 feet to an alley.

BEING the same property conveyed by Edger B. Claiborne and wife, Lettie Mai Claiborne by deed from Sarah Elizabeth Andrews, John Thomas Andrews, and Joyce A. Weathers, of record in Book 8790, Page 350, Register's Office of Davidson County, Tennessee. The said Edger B. Claiborne have since died.

TRACT II:
BEING the westerly 3 feet Lot No. 323 on the Plan of Sunrise Heights, of record in Book 421, Page 2, Register's Office fro Davidson County, Tennessee.

SAID part of Lot No. 323 fronts 3 feet on the northerly side of Veritas Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Edger B. Claiborne and wife, Lettie Mai Claiborne by deed from John Thomas Andrews, unmarried, of record in Book 5207, Page 455, Register's Office for Davidson County, Tennessee. The said Edger B. Claiborne having since died.

BEING the same property conveyed to Josephine Phelps and Roy L. Smith by deed from Lettie Mai Claiborne of record in Book 10409, Page 229, 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

My Commission Expires: 11/8/2023

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