QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0

Subscribed and sworn before me this the 15 day of April 2025

Roy L Smith
Affiant

NOTARY PUBLIC
My commission expires: 03-09-2027

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Josephine Phelps and Roy L. Smith	Same	151-00-0 007.00
3328 Smith Springs Rd.	3328 Smith Springs Rd	
Antioch, TN 37013	Antioch TN 37013	

FOR AND IN CONSIDERATION of ten dollars ($10.00), I, Roy Smith, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto Josephine Phelps hereinafter referred to as Grantee, her successors and assigns, a life estate and I retain the remainder fee in the following described tract of land in Davidson County, Tennessee:

Beginning at a point in the centerline of Smith Springs Road, said point being 30 feet south of the southwest corner of an 50 foot easement for ingress and egress and the southeast corner of parcel 6; thence N 10 degrees 07 minutes E 470.56 feet to a point, thence N 79 degrees 53 minutes W 335.32 feet to a point; thence S 10 degrees 07 minutes W 85.74 feet to a point: thence N 79 degrees 53 minutes W 84.0 feet to a point; thence S 10 degrees 07 minutes W 392.50 feet to a point in the centerline of Smith Springs Road; thence with said center line N 78 degrees 08 minutes W 251.45 feet to the point of beginning.

Karen Johnson Davidson County
Batch # 1260849 DEEDQC
04/17/2025 12:52:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250417-0029490

Being the same property conveyed to Josephine Phelps and husband, Roy Smith, by substitute trustee's deed from Vern V. Benke and wife, Linda D. Benke, recorded as Instrument #20070125-, in the Registers Office for Davidson County, TN. L00100068

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: **3328 Smith Springs Rd., Antioch, TN 37013.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 15th day of April 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy Smith

ROY SMITH - Grantor

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROY SMITH,** the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of April 2025.

NOTARY PUBLIC: _____

My commission expires: 03-06-2027