Karen Johnson
Batch # 1260849
04/17/2025 12:52:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250417-0029492

# 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: 03-07-2027

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 | 150-00-0 053.00 |
| 3328 Smith Springs Rd. | 3328 Smith Springs Rd | |
| Antioch, TN 37013 | Antioch TN 37013 | |

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

**A tract of land in the 2nd Civil District in Nashville, Davidson County, Tennessee, bounded on the west and north by Hough on the east by Chatham Pointe Subdivision and Charlton and on the south by Smith Springs Road and being described according to a survey of the remainder of the Robert C. Burnett & wife property recorded in Deed Book 3644, Page 73, R.O. D.C., TN done by John McCormick TN, R.L. S. #674 dated 3/25/97, and more particularly described as follows:**

**Beginning at a point in the northerly margin of Smith Springs road said point being the southwest corner of the Jackie Charlton property (Book 5353, page 867, R.O.D.C., TN) and the southeast corner of the herein described tract; thence with said Charlton the following two calls:**

**N 09 degrees 18 minutes 11 seconds east 236.70 feet t a point; S 81 degrees 47minutes 56 seconds east 200.00 feet to a point in the westerly boundary of Chatham Pointe Subdivision (Book 6900, page 47 R.O.D.C., TN); thence with said Chatham point Subdivision N 08 degrees 09 minutes 16 seconds E 503.29 feet to a point in the south line of hte Peter Hough property ( Book 8318, page 867, R.O.D.C., TN); thence with said Hough, the following three calls; N 81 degrees 10 minutes 36 seconds W 1024.21 feet to a point; S 60 degrees 52 minutes 01 seconds E 267.17 feet to a point; S 26 degrees 37 minutes E 832.11 feet to a point in the northerly margin of Smith Springs Road; thence with said northerly margin S 81 degrees 47 minutes 56 seconds E72.13 feet to the point of beginning containing 8.208 acres, more or less.**

Being the same property conveyed to Roy R. Smith and wife, Josephine Phelps by warranty deed from Emmy L. Wishum, a single individual, and Deborah Moore, a single individual, as joint tenants with survivorship recorded as Instrument #20000728-0074659, in the Registers Office for Davidson County, TN.

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

This is improved property known as: **3230 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 15 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 R. Smith and Roy L. Smith is one and the same person.

**JOSEPHINE PHELPS** - 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 **JOSEPHINE PHELPS**, 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: 03-09-2027