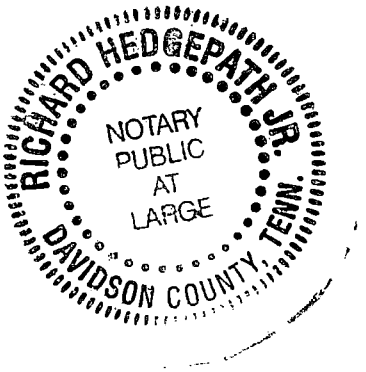
Karen Johnson Davidson County
Batch # 1260849 DEEDQC
04/17/2025 12:52:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250417-0029494

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0

Subscribed and sworn before me this the 17th day of April 2025

Affiant

NOTARY PUBLIC

My commission expires: 03-09-2027

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	Same	133 060 023, and 133 060 024
3328 Smith Springs Rd.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of ten dollars ($10.00), I, Roy L. 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, all of my right, title, interest, and equity in the following described tract of land in Davidson County, Tennessee:

Being Lots Nos. 320 and 322 on the Plan of Sunrise Heights Additions, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Josephine Phelps and Roy L. Smith, as tenants in common by warranty deed from Carl W. Ballard and Keith Axelson, as tenants in common as of record in Book 10677, Page 323, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Josephine Phelps by quitclaim deed from Roy L. Smith, of record as Instrument No. 20220913-0102242, in the Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

This legal description includes map and parcel 133 060 023, and map and parcel 133 060 024.

Based on information provided by the Davidson County, Tennessee, Property Assessors Office, it is believed that Map and parcel 133 060 023, is identified as an unimproved lot: 0 Veritas St., Nashville, TN 37211.

Based on information provided by the Davidson County, Tennessee, Property Assessors Office, it is believed that Map and parcel 133 060 024, is identified as an improved property known as: 419 Veritas St., Nashville, TN 37211.

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

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

Witness my hand this 17th 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 L Smith

ROY L. 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 L. 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 17th day of April 2025.

NOTARY PUBLIC: _____

My commission expires: 03-09-2027