Davidson County DEEDQC
Recvd: 02/08/05 08:52 2 pgs
Fees:17.00 Taxes:0.00
20050208-0014455

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:	
	)		
Dwight Simmons	)	**Michael J. Philbin, Trustee**	
	)		
	)		
TO:	)	TO:	
Michael J. Philbin, Trustee	)	**Dwight Simmons and Talia Monget, both unmarried persons**	

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Dwight Simmons 3909 Pepperwood Drive Antioch, TN 37013	**Owner**	**165-13-0-A-135-CO**

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to create a tenancy in common with right of survivorship, I, **Dwight Simmons**, hereby convey, remise, release and quitclaim all of my interest unto **Michael J. Philbin, Trustee**, his successors and assigns, the following described tract/parcels of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 453 on the Plan of Peppertree Forrest, Section 10, P.U.D., of record in Plat Book 7900, page 938, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dwight Simmons, an unmarried man by deed from John Richard Middleton of record in Instrument No. 20031106-0163114, Register's Office for Davidson County, Tennessee.

This is improved property known as **3909 Pepperwood Drive, Antioch, Tennessee 37013.**

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

And now, I, the said **Michael J. Philbin, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Dwight Simmons and Talia Monget, both unmarried, as tenants in common with right of survivorship,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 7th day of FEBRUARY, 2005.

Dwight Simmons

Michael J. Philbin, Trustee

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 **Dwight Simmons**, the bargainor(s), 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 7th day of FEBRUARY, 2005.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENN

Commission Expiration Date

Notary Public
DENISE WHITE
Printed Name of Notary

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 **Michael J. Philbin**, the bargainor(s), 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 7th day of FEBRUARY, 2005.

NOTARY PUBLIC
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Notary Public
DENISE WHITE
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 7th day of FEBRUARY, 2005.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Commission Expiration Date

Notary Public
DENISE WHITE
Printed Name of Notary