Davidson County DEEDQC
Recvd: 09/18/08 10:31 4 pgs
Fees:22.00 Taxes:0.00
20080918-0095287

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6998985 09/04/08 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Kay S. Simmons 3814 Richland Avenue Nashville, TN 37205	Same	See attached Exhibit A For Parcel ID Numbers

WHEREAS, I, Keith B. Simmons, am an owner of the properties hereinafter described as a tenant by the entirety with my spouse, Kay S. Simmons;

WHEREAS, I now desire to convey to my spouse, Kay S. Simmons, all my right, title and interest in such properties, so that she will be the sole owner of said properties;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, KEITH B. SIMMONS, do hereby quitclaim and convey unto my spouse, KAY S. SIMMONS (also known as Kay L. Simmons), all of my right, title and interest in and to the properties described on Exhibit A hereto.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of September, 2008.

Keith B. Simmons
Keith B. Simmons

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Keith B. Simmons, the within named 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 11th day of September, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Kay S. Simmons
Kay S. Simmons

Subscribed and sworn to before me
this 11 day of September, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

EXHIBIT A

Tract 1 – Parcel ID: 104080E00300CO (1620 18th Avenue S):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 1620, Prestwick Place Condominiums, a Condominium located on 18th Avenue South, Nashville, Tennessee, as shown on the condominium Master Deed, of record in Book 6646, Page 196, amended in Book 6725, page 150, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith B. Simmons and wife, Kay S. Simmons, by warranty deed of record in Instrument No. DB-20030722-0102434, Register's Office for Davidson County, Tennessee.

Tract 2 – Parcel ID: 09115029800 (4902 Dakota Avenue):

Land in Davidson County, Tennessee, being Lot No. 803, Block 36, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith B. Simmons and wife, Kay L. Simmons, by warranty deed of record in Instrument No. DB-20020805-0093245, Register's Office for Davidson County, Tennessee.

Tract 3 – Parcel ID: 104100G00200CO (314 Chesterfield Avenue):

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of Chesterfield Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instrument #200001260008578, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Chesterfield Avenue Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Keith B. Simmons and wife, Kay S. Simmons, by warranty deed of record in Instrument No. DB-20020802-0092765, Register's Office for Davidson County, Tennessee.

Tract 4 – Parcel ID: 104100G00300CO (316 Chesterfield Avenue):

LAND in Davidson County, Tennessee, being Unit No. C on the Plan of Chesterfield Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instrument #200001260008578, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Chesterfield Avenue Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Keith Simmons and wife, Kay Simmons, by warranty deed of record in Instrument No. DB-20031203-0174157, Register's Office for Davidson County, Tennessee.

6998985.1