Davidson County DEEDQC
Recvd: 11/10/08 10:07 3 pgs
Fees:17.00 Taxes:0.00

20081110-0111223

After Recording Return To:

TSS, LLC
P.O. BOX 10550
McLEAN, VA 22102-8550
1-800-480-7161

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
43.15-0-245.00

2032823

QUIT CLAIM DEED

[this deed is being executed to remove a spouse from title]

New Owner/ Property Being Conveyed
CHARLES N. SIMMONS
908 Mallow Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 30th day of October, 2008, between CHARLES N. SIMMONS and DEBRA A. SIMMONS, husband and wife, residing at 908 Mallow Drive, Madison, TN 37115 hereinafter referred to as "**Party of the First Part**" and CHARLES N. SIMMONS, a married man, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING LOT NO. 89 ON THE PLAN OF ARROWHEAD ESTATE, SECTION 2, OF RECORD IN PLAT BOOK 5050, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.



BEING THE SAME PROPERTY CONVEYED TO CHARLES N. SIMMONS AND WIFE, DEBRA A. SIMMONS BY DEED FROM HENRY L. MEADOR, JR. AND WIFE LAURIE B. MEADOR RECORDED 12/02/1986 IN DEED BOOK 7056 PAGE 610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 908 Mallow Drive, Madison, TN 37115
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Charles N. Simmons
CHARLES N. SIMMONS

STATE OF TENNESSEE }

COUNTY OF Davidson }

My Commission Expires Sept 25, 2010

On this 30 day of Oct, 2008, before me personally appeared CHARLES N. SIMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Rita May Skemp
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Charles N. Simmons
CHARLES N. SIMMONS

Subscribed and sworn to before me
this the 30 day of Oct, 2008.

NOTARY PUBLIC My Commission expires:
My Commission Expires Sept 25, 2010

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*





IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written. *The Grantor executing this instrument specifically acknowledges that she has had the opportunity to seek counsel before her execution hereof, knows that she is relinquishing her interest in the property herein described and executes this document on the day and year first written above holding the preparer of same harmless from any recourse she may have regarding the execution of same.*

Debra A. Simmons
DEBRA A. SIMMONS

STATE OF TENNESSEE }

My Commission Expires Sept 25, 2010

COUNTY OF Dawson }

On this 30 day of Oct. 08, 2008, before me personally appeared DEBRA A. SIMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

Rita May Skemp
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Debra A. Simmons
DEBRA A. SIMMONS

Subscribed and sworn to before me
this the 30 day of Oct, 2008.

Rita May Skemp
NOTARY PUBLIC My Commission expires:

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING nor the recording of this instrument.**

My Commission Expires Sept 25, 2010

