BILL GARRETT, Davidson County
Trans:T20110018534 DEEDQC
Recvd: 03/30/11 12:40 2 pgs
Fees:13.00 Taxes:370.00
20110330-0024408

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
256 Seaboard Lane #F103
Franklin, TN 37067
2011020016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, is $100,000.00

Sworn to and subscribed before me this 24th day of March, 2011.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

E. Mannix
Notary Public comm exp 1-6-15

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jonathan Mohan		130-010-004.00
100 Allendale Drive	New Owner	
Nashville, TN 37205		

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wayne Ross Simmons, a married man, as to an undivided 1/2 interest,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Mohan and wife, Ashley Mohan, as Tenants by the entirety** hereinafter called the Grantees, their heirs and assigns, all Grantor right title and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack R. Simmons and wife, Elizabeth A. Simmons by Warranty Deed dated June 28, 1956 from Rembert B. Woodroof and wife, Margrette D. Woodroof, of record in Book 2544, page 105, Register's Office for Davidson County, Tennessee. The said Jack R. Simmons died on September 8, 1992, predeceasing his wife, Elizabeth A. Simmons and leaving her as the surviving tenant by the entirety. The said Elizabeth A. Simmons died testate on May 30, 2010, and by her Last Will and Testament filed under Docket No. 10P-1457, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to her children Jacqueline Elizabeth Watkins and Wayne Ross Simmons, as further evidenced by an Affidavit of Heirship, of record in Instrument No. 20100908-0071397, Register's Office for Davidson County, Tennessee.

The undersigned declare under penalty of perjury that the subject property has not been used as a principal residence by the Grantor or his spouse.

This is improved property known as **100 Allendale Drive, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

For clarity Jonathan Mohan and wife, Ashley Mohan will hold a 50% (fifty percent) undivided interest as Tenants by the entirety, and will hold this Tenancy with the other 50% (fifty percent) owner Jacqueline Elizabeth Watkins as Tenants in Common.

WITNESS my hand, this 24th day of March, 2011.

Wayne Ross Simmons

Wayne Ross Simmons

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wayne Ross Simmons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the within bargainor of the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal, at office at Franklin, Tennessee on this 24th day of March, 2011.

E. Mannix

Notary Public

comm exp 1-6-15

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY