This instrument prepared by:
Stephen L. Carpenter, Esq.
CARPENTER & LEWIS PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922
(865) 690-4997

GRANTOR: Jea W. Sim and wife, Helen H. Sim

GRANTEE: Helen H. Sim, married

MAP/PARCEL ID: 104-6-B 501.00CO

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of March 2012, between **JEA W. SIM and wife, HELEN H. SIM**, of Knox County, State of Tennessee, hereinafter referred to as Grantor, and **HELEN H. SIM**, married, of Knox County, State of Tennessee, to whom is granted a two-thirds (2/3) undivided interest, and **JOAN G. SIM**, single, of Davidson County, State of Tennessee, to whom is granted a one-third (1/3) undivided interest, hereinafter collectively referred to as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, remised, released, and quitclaimed, and Grantor does hereby grant, bargain, sell, remise, release, and convey unto the said Grantee the following described premises, to wit:

> A certain condominium located in Davidson county, Tennessee, being Unit No. 501 of Park Road Condominium, aka West End Park, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 69-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, page 831, as amended in Instrument No. 20071213-0143676, Registers Office for Davidson County, Tennessee, and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1: to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat book 5200 page 391, said Registers Office for a more complete description of such unit.

BILL GARRETT, Davidson County
Trans:T20120019155 DEEDQC
Recvd: 03/16/12 08:55 3 pgs
Fees:17.00 Taxes:0.00
20120316-0022533

BEING the same property conveyed to JEA W. SIM and wife, HELEN H. SIM, by Warranty Deed dated June 11, 2010 by Ryan Kauffman, married, of Instrument No. 20100615-0046329 in the Register's Office for Davidson County, Tennessee.

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

with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. Grantor quitclaims the said premises to the said Grantee or trustees and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's trustees and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and have full power, authority, and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, the payment of which is assumed by the Grantee.

THE GRANTORS HEREIN DO NOT USE THIS CONDOMINIUM AS THEIR PRINCIPAL RESIDENCE.

Wherever used in the instrument, terms, parties, and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal on the day and year first above written.

JEA W. SIM

HELEN H. SIM

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainors, **JEA W. SIM AND HELEN H. SIM,** 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 office this 12th day of March 2012.

STEPHEN L. CARPENTER NOTARY PUBLIC KNOX COUNTY, TN

NOTARY PUBLIC AT LARGE
My Commission Expires October 4, 2014

This Warranty Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. The above description was taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is intended to dissolve a tenancy by the entirety through this conveyance from one spouse to the other and is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(A)(i). In addition, this transfer by Quitclaim Deed is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(A) and no oath of value shall be required.

JEA W. SIM

SWORN TO AND SUBSCRIBED before me this 12th day of March 2012.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires October 4, 2014

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
Helen S. Sim and Joan G. Sim
924 Glensprings Drive
Knoxville, Tennessee 37922