THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **CRT File No. 13050273**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Jayler Naman Affiant Subscribed and sworn to before me, this 19th day of June 2013. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

QUITCLAIM DEED

Address New Owner: Michael Simmons 2400 Oakland Street Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104-16-288

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nicholas Canyon Properties** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Michael Simmons, his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 170 on the Plan of Belmont Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Linden Avenue and Oakland Street; thence with the easterly margin of Oakland Street, southwardly 42.0 feet; thence at right angles, eastwardly and parallel with the said alley, northwardly to the southerly margin of the said Linden Avenue, thence with the same westwardly 65.7 feet to the beginning.

Being the same property conveyed to Nicholas Canyon Properties by Quitclaim Deed from Michael Simmons of record at Instrument No. 20050322-0031288, Register's Office for Davidson County, Tennessee, dated 3/15/2005 and recorded on 3/22/2005.

This is improved property known as 2400 Oakland Avenue, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20130052362 DEEDQC
Recvd: 06/20/13 14:08 3 pgs
Fees:17.00 Taxes:0.00
20130620-0063456

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of June, 2013.

Nicholas Canyon Properties

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Nicholas Canyon Properties, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ___ day of June, 2013.

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Alameda

On 6/18/13 before me, Pratistha Rai, Notary Public
(Here insert name and title of the officer)

personally appeared Michael Simmons

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

PRATISTHA RAI
COMM. # 1904011
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Comm Expires SEPT. 13, 2014

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 6/18/13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document