# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 6, 2018

BILL GARRETT, Davidson County
Trans: T20160001153 DEEDQC
Recvd: 01/06/16 11:28 2 pgs
Fees: 12.00 Taxes: 0.00
20160106-0001239

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher Dale Simmons | Sun West Mortgage Co, Inc | 15006005700 |
| (NAME) | (NAME) | |
| 2888 Lera Jones Drive | 18000 Studebaker Rd Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Cerritos, CA 90703 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Simmons** , hereinafter called the Grantor(s), has quitclaimed unto **Christopher Simmons and Connie Simmons, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land located in Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Section one, Percy Priest Meadows Subdivision, of record in Plat Book 4675, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Simmons by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 06/23/2011, recorded 07/06/2011 of record in Instrument No. 20110706-0051625, in the Register's Office for Davidson County, Tennessee.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2888 Lera Jones Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-29035
SMG TN QuitClaim Deed

Witness my hand this 28th day of December, 2015.

Christopher Simmons

State of Tennessee
County of ~~Sumner~~ Davidson

Personally appeared before me Christopher Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~28th~~ 29 day of December, 2015.

James T. Scholten

Notary Public ~~Patti Robitaille~~
My Commission Expires: 3-6-2018

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 6, 2018

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd Suite 106**
**Gallatin, TN 37066**