6103276B-3363746

This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 03/11/16 15:03 4 pgs
Fees:22.00 Taxes:0.00
20160311-0023609

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Ashley T. Simpson	Ashley T. Simpson	Map/Parcel:
2310 Elliott Avenue	2310 Elliott Avenue	092 13 0 223.00
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Zachary S. Simpson, an unmarried man, who acquired title without marital status** by these presents do hereby quitclaim and convey unto the said **Ashley T. Simpson, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 320 39th Avenue North, Nashville, Tennessee 37209
Improved ( )

Pursuant to divorce dated March 9, 2015 in Davidson County, Case No. 14D-897.

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.

Witness our hand this 23rd day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Zachary S. Simpson

Zachary S. Simpson

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Williamson) ss

Personally appeared before me, Beverly M. Rikal, a Notary Public in and for said County and State, **Zachary S. Simpson** the within named bargainor, individual(s), 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 within instrument for the purposes therein contained.

Given under my hand and official seal of office at Williamson Co, TN this 23 day of November, A.D., 2015.

NOTARY STAMP/SEAL

BEVERLY M. RIKAL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 9, 2017

Beverly M. Rikal

Beverly M. Rikal NOTARY PUBLIC

Notary Commission Expires: July 9, 2017

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Wayne)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 7th day of March, 2016.

(Affix Seal)

Jason Wallace

Jason Wallace

Notary Public

My Commission Expires: 12/03/2018

JASON WALLACE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 3, 2018
Acting in the County of Wayne

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 092 13 0 223.00

Land Situated in the County of Davidson in the State of TN

BEING THE NORTHERLY 50 FEET AND THE WESTERLY 100 FEET OF PARCEL 2, BLOCK 27 MAP OF CHARLOTTE PARK 2ND ADDITION EXTENDED, AS OF RECORD IN BOOK 421, PAGE 10, BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF 39TH AVENUE NORTH, SAID IRON PIN BEING LOCATED N. 7 DEG. 15 MIN. W. 100 FEET FROM THE NORTHERLY MARGIN OF NEVADA AVENUE, RUNNING THENCE WITH THE EASTERLY MARGIN OF SAID 39TH AVENUE NORTH 50 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A 20 FOOT ALLEY, THENCE N. 83 DEG. 15 MIN. E WITH SOUTHERLY MARGIN OF SAID ALLEY 100 FEET TO AN IRON PIN; THENCE S. 7 DEG. 15 MIN. E. 50 FEET TO AN IRON PIN, THENCE S. 83 DEG. 15 MIN. W. 100 FEET TO THE POINT OF BEGINNING.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Zachary S. Simpson, by deed dated 5/31/2005 of record in Deed Book Liber, Page Page Instrument/Case No. 20050603-0063271, in the County Clerk's Office.

Commonly known as: 320 39TH AVE N , NASHVILLE, TN 37209

True Copy Certification

I, Jacob Tincknell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MICHIGAN

County of WAYNE

Personally appeared before me, A. Linsangan, a notary public for this county and state, Jacob Tincknell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 16, 2018
Notary' Seal (if on paper)

A. LINSANGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 16, 2018
Acting in the County of WAYNE