Davidson County DEEDQC
Recvd: 06/13/16 09:55 3 pgs
Fees:17.00 Taxes:0.00
20160613-0059343

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 4th day of June, 2016, by and between, **Amber Pearson-Sims formerly known as Amber Pearson, a married woman,** hereinafter known and referred to as **GRANTOR**, and **Amber Pearson-Sims and Brandon D. Sims, wife and husband, as tenants by the entirety,** whose tax mailing address 2933 Lera Jones Drive, Antioch TN 37013, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, Page 785, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Amber Pearson from R.J. York Homes, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 8/29/2014, recorded 9/9/2014, as instrument no. 20140909-0082361 county of Davidson, state of Tennessee.

Assessor's Parcel No: 150 06 0 177.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Amber Pearson-Sims formerly known as Amber Pearson

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 4th day of June, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Amber Pearson-Sims formerly known as Amber Pearson.

Notary Public
My Commission Expires: 3/26/17

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Amber Pearson-Sims and Brandon D. Sims
2933 Lera Jones Drive
Antioch, Tennessee 37013

20891972
Property Owner and Address:
Amber Pearson-Sims and Brandon D. Sims
2933 Lera Jones Drive
Antioch, Tennessee 37013

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690