Davidson County DEEDQC
Recvd: 09/22/16 10:50 4 pgs
Fees:22.00 Taxes:0.00
20160922-0099881

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 21 day of August, 2016, by and between **Richard M. Simmons, who acquired title as Richie Simmons and Leslie D. Simmons, who acquired title as Leslie Davis, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **Richard M. Simmons and Leslie D. Simmons, husband and wife, as tenants by the entirety,** whose tax mailing address is 908 Willow Oak Court, Nashville, Tennessee 37221, 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 Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, State of Tennessee, Being Lot No. 43, on the Plan of East Colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Being the same parcel conveyed to Leslie Davis and Richie Simmons from Roderick D. Keith and Sandra E. Keith, by virtue of a deed dated 7/11/2005, recorded 7/14/2005, as instrument no. 20050714-0081491 county of Davidson, state of Tennessee.

Assessor's Parcel No: 156 01 0C 043.00

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 Grantors herein, all on this the day and year first above written.

True Copy Certification

I, Terri Baker, 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 Pennsylvania

County of Beaver

Personally appeared before me, Lissette Anne Moree [Name of Notary], a notary public for this county and state, Terri Baker [name of person making certification] 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: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Richard M. Simmons, who acquired title as Richie Simmons

Leslie D. Simmons, who acquired title as Leslie Davis

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 29 day of August, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Richard M. Simmons, who acquired title as Richie Simmons and Leslie D. Simmons, who acquired title as Leslie Davis.

Notary Public
My Commission Expires: 12/04/16

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Richard M. Simmons and Leslie D. Simmons
908 Willow Oak Court
Nashville, Tennessee 37221

Property Owner and Address:
Richard M. Simmons and Leslie D. Simmons
908 Willow Oak Court
Nashville, Tennessee 37221

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

#21074971

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DUSTIN WEIR, hereby swear or affirm that the actual consideration is $ 0.00.

Affiant

Affiant, DUSTIN WEIR, subscribed and sworn before me this 19 day of Sept, 2016

Notary Public

My commission expires: 4-27-2016

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