This instrument prepared by:
First American Title
1500 Solana Blvd., Bldg. 6 Suite 6200
Westlake, Texas 76262
(866)587-0023

File No.: **8835793n**

Davidson County DEEDQC
Recvd: 01/17/17 15:50 5 pgs
Fees:27.00 Taxes:0.00
20170117-0005045

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 10th of Jan. 2017, by and between KELLI J. SIMMONS, WHO ACQUIRED TITLE AS KELLI J. REDDICK, AND HARVEY S. SIMMONS, WIFE AND HUSBAND, party of the first part, and KELLI J. SIMMONS AND HARVEY S. SIMMONS, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of MADISON, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by 09/10/2013 Deed of record in: Book N/A, Page No. N/A or Instrument No.: 20130910-0095404 in said Registor's office.

X The property is improved with an address of: 110 DUE WEST AVE, MADISON, Tennessee 37115

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1500 SOLANA BLVD, BLDG. 6
WESTLAKE, TX 76262
ATTN: RECORDING

Kelli J. Simmons
KELLI J. SIMMONS

H. S. S.
HARVEY S. SIMMONS

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, (name of notary public), **KELLI J. SIMMONS AND HARVEY S. SIMMONS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this January 6, 2017.

Notary Public

My Commission Expires: July 24, 2019

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the January 6, 2017.

Notary Public

My Commission Expires: July 24, 2019

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
051 08 0 154.00

NAME AND ADDRESS OF A PROPERTY OWNER:
KELLI J. SIMMONS AND HARVEY S. SIMMONS
110 E DUE WEST AVE.
MADISON, TENNESSEE 37115

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Freedom Mortgage Corporation
907 Pleasant Valley Ave #3
Mount Laurel, NJ 08054

EXHIBIT 'A'

BEING PART OF AN UNNUMBERED TRACT SHOWN ON THE PLAN OF SEC. I, MORNINGSIDE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING KNOWN AS LOT NO. 4 OF BLOCK "B" ON THE UNRECORDED MAP OF CORELAND SUBDIVISION, AND DESCRIBED ACCORDING TO A SURVEY BY WILLIAM COLLIER PARRISH ASSOCIATES, DATED JUNE 28, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVE. AT THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION, BEING 70 FEET EASTERLY FROM A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF SAID AVENUE AND CORELAND DRIVE; THENCE WITH THE MARGIN OF DUE WEST AVE. SOUTH 87 DEGREES 30' EAST 100 FEET TO A POINT, THE NORTHWEST CORNER OF LOT 7 ON THE MAP OF SECTION ONE, MORNINGSIDE HEIGHTS, OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN LOT 4 AND SAID LOT 7, SOUTH 2 DEGREES 30' WEST 200 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 28 SAID MORNINGSIDE HEIGHTS SUBDIVISION; THENCE WITH THE LINE BETWEEN LOT 4 AND LOT 28, NORTH 87 DEGREES 30' WEST 100 FEET TO THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 2 DEGREES 30' EAST 200 FEET TO THE POINT OF BEGINNING.

Being all of that certain property conveyed to KELLI J. REDDICK AND HARVEY S. SIMMONS, WIFE AND HUSBAND from INNOVATIVE RE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed dated SEPTEMBER 06, 2013 and recorded SEPTEMBER 10, 2013 IN INSTRUMENT NO. 20130910-0095403 of official records.

APN #: 051 08 0 154.00 County of Davidson, State of TN

COMMONLY KNOWN AS: 110 E DUE WEST AVE. MADISON, TENNESSEE 37115

EXEMPTION CODE: the tax shall be based only on the actual consideration given for that conveyance T.C.A. 67-4-409(a)(4);

SIMMONS TN
52431463
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, MELONY WITTHAUS, 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 Texas

County of Tarrant

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA SPINK
Notary Public, State of Texas
Comm. Expires 07-18-2018
Notary ID 12988996-8

Notary's Signature
MELINDA SPINK

My Commission Expires: 07/18/2018
Notary' Seal (if on paper)