QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February, 20 17.

Notary Public

MY COMMISSION EXPIRES: 7-08-2019

NICK CLEMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2019

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: N/A

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue S, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony A. Sims and Betty D. Sims	NEW OWNER	**08106009600**
(NAME)	(NAME)	
2707 Aspen Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, I/We, **ANTHONY A. SIMS, Unmarried AND BETTY D. SIMS, Unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ANTHONY A. SIMS and BETTY D. SIMS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31 on the PLAN OF CUMBERLAND GARDENS as of record in Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Said Lot No. 31 fronts 55 feet on the southerly side of Aspen Drive and extends back 187 feet on the easterly line and 191.7 feet on the westerly line to a dead line, measuring 55.5 feet thereon.

Being the same property conveyed to ANTHONY A. SIMS, Unmarried, and BETTY D. SIMS, Unmarried, by Cash Deed for Tennessee, from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, dated March 9, 2010, and of record at Instrument Number 20100311-0018677, in the Register's Office for Davidson County, Tennessee.

THE PARTIES SIMULTANEOUSLY EXECUTE THIS DEED FOR THE PURPOSE OF CREATING A JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP.

unimproved ☐

This is improved ☒ property, known as

2707	Aspen Drive	Nashville	TN	37208
(House Number)	(Street)	(City or Town)	(State)	(Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170010529 DEEDQC
Recvd: 02/03/17 15:03 2 pgs
Fees:12.00 Taxes:0.00
20170203-0011960

Witness our hands this 3rd day of February, 2017.

Anthony A. Sims

Betty D. Sims

STATE OF Tennessee
COUNTY OF Davidson

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony A. Sims**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of February, 2017.

Commission expires: 7-08-2019

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty D. Sims**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of February, 2017.

Commission expires: 7-08-2019

Notary Public

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019