BILL GARRETT, Davidson County
Trans:T20170035004 DEEDQC
Recvd: 04/26/17 08:57 2 pgs
Fees:12.00 Taxes:0.00
20170426-0040746

This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

April D Spelta
Affiant

Subscribed and sworn to before me this 13 day of March, 2017.

Notary Public Expires 3-3-2020

PAUL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as Follows:
April D Spelta
4825 Whittier Dr
Old Hickory, TN 37138

Send Tax Bills To:
April D Spelta
4825 Whittier Dr
Old Hickory, TN 37138

Map-Parcel No.
9 58.00 R 0

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Terry W. Simmons and Mary D. Simmons, husband and wife,** has bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **April D Spelta, a married woman,** her heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Being Lot No. 92 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, page 81, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Terry W. Simmons and Mary D. Simmons, husband and wife, +by Warranty deed from Rebecca M. Teppenpaw, of record in book 5280 page 551, Register's Office for Davidson County, Tennessee, dated April 28, 1978 and recorded on May 3, 1978

This conveyance is subject to restrictions of record in Book 4593, page 690; Book 4465, page 184; and Book 4482, page 427, said Register's Office.

This conveyance is subject to a public utility and drainage easement and building lines, of record in Plat Book 4460, page 81, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 13th day of March, 2017.

Terry W. Simmons
Terry W. Simmons

Mary D. Simmons
Mary D. Simmons

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Terry W. Simmons and Mary D. Simmons.**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of March, 2017.

NOTARY PUBLIC
My Commission Expires: 3-3-2020

PAUL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY