After Recording Return to:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 05/12/17 15:06 3 pgs
Fees:17.00 Taxes:0.00
20170512-0047540

Map & Parcel:
07116023000

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Edward M. Simmons
Rosalyn Simmons
1216 North 7th Street
Nashville, TN 37207

Send Tax Bills To:
New Owner

ARS-7351

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 4 day of May, 2017, between EDWARD M. SIMMONS, *a married man*, joined by his spouse, ROSALYN SIMMONS, residing at 1216 North 7th Street, Nashville, TN 37207, collectively hereinafter referred to as "**Party of the First Part**" and EDWARD M. SIMMONS and ROSALYN SIMMONS, husband and wife, as tenants by the entirety, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the County of Davidson, State of Tennessee and being further bounded and described as follows:

BEING THE SOUTH 9.5 FEET OF LOT NO. 184, ALL OF LOT NO. 185 AND THE NORTH 3 FEET OF LOT NO. 186, OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PARTS OF LOTS ADJOIN AND FRON TOGETHER 42.5 FEET ON THE WESTERLY SIDE OF NORTH 7TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO EDWARD M. SIMMONS FROM NASHVILLE HOMESTEAD CORPORATION, BY DEED RECORDED IN BOOK 11415, PAGE 511 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1216 North 7th Street, Nashville, TN 37207
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

EDWARD M. SIMMONS

ROSALYN SIMMONS

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 4 day of May, 2017, before me personally appeared **EDWARD M. SIMMONS and ROSALYN SIMMONS**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

VALISE JACKSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NOTARY PUBLIC

My Commission Expires: 6/28/17

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

EDWARD M. SIMMONS

ROSALYN SIMMONS

Subscribed and sworn to before me this 4 day of May, 2017.

VALISE JACKSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NOTARY PUBLIC

My Commission Expires: 6/28/17

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020