



This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com
State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature
Subscribed and sworn to before me on this the 21st day of July, 2017.

Notary Public
My Commission expires 10/7/19

NAME AND ADDRESS OF PROPERTY OWNER:
Clark D. Simmons Jr
3104 Cedarcliff Circle
Antioch, TN 37013

Davidson County	DEEDQC
Recvd: 07/26/17 15:26	3 pgs
Fees:17.00 Taxes:0.00	
20170726-0075856	

SEND TAX BILLS TO:
Clark D. Simmons Jr
3104 Cedarcliff Circle
Antioch, TN 37013
MAP AND PARCEL NUMBER: 15005034600

QUITCLAIM DEED
17NT00255

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

CLARK SIMMONS

By these presents do remise, release and **QUITCLAIM** unto

CLARK D. SIMMONS JR

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING LOT NO. 75 SUBDIVISION PLAN FOR PHASE 1, FOREST VIEW PARK, SECTION V, OF RECORD IN PLAT BOOK 6250, PAGE 203, AMENDED OF RECORD IN PLAT BOOK 6365, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLARK SIMMONS BY WARRANTY DEED FROM NORWEST BANK MINNESOTA, NA AS RECORDED 5-15-00 AS INSTRUMENT # 20000515-0048365.

This is improved property commonly known as 3104 CEDARCLIFF CIRCLE, ANTIOCH, TN 37013.

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.
Witness our hands this 21st day of July, 2017.

Clark Simmons AKA Clark D. Simmons Jr.
CLARK SIMMONS AKA CLARK D. SIMMONS JR

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CLARK SIMMONS AKA CLARK D. SIMMONS JR,** the within named bargainer, 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 and official seal at office, this 21st day of July, 2017.

Notary Public
My Commission expires: 3 / 10 / 19.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Clark D. Simmons Jr.
CLARK D. SIMMONS JR

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CLARK D. SIMMONS Jr,** the within named bargainer, 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 and official seal at office, this 21st day of July, 2017.

Notary Public
My Commission expires: 3 / 10 / 19.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY