BILL GARRETT, Davidson County
Trans:T20170065499 DEEDQC
Recvd: 07/31/17 14:31 2 pgs
Fees:12.00 Taxes:0.00
20170731-0077475

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 440-0545

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **SIMONS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **SIMONS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its heirs and assigns. A certain tract or parcel of land being the same property conveyed to Simons Properties, LLC, a Tennessee Limited Liability Company, of record as Document No. 20170731-0077472 in the Register's Office for Davidson County, Tennessee and is further described as:

> Land in Davidson County Tennessee, being Lot No. 38 on the Plan of Dr. J.B. Davis Subdivision of the southerly half of Lot Number 5 of the Elizabeth W. Harding Tower Tract as of Record in Book 57, Page 96 and Book 161, Page 123 in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 38 fronts 25 feet on the northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley.
>
> Being part of the same property conveyed to Simons Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Edith Jobe, an unmarried woman, of record in Instrument No. 20170731-0077479 in the Register's Office for Davidson County Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 28 day of July, 2017.

SIMONS PROPERTIES, LLC, A Tennessee Limited Liability Company

By: _____
John Rankin, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared John Rankin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Simons Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28 day of July, 2017.

_____
Notary Public

My Commission Expires:

12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Simons Properties, LLC 4906 Dakota Ave Nashville, TN 37209	New Owner	Davidson County 092-07-0-196.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 28 day of July, 2017.

Notary Public

My Commission Expires:

12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY