Bill Garrett Davidson County
Batch# 3020 DEEDQC
09/21/2017 12:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170921-0096953

This instrument prepared by:
LAW OFFICE OF TONI W. RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
JULIA DENZIL SIMPSON **c/o Toni Waynick Rutgerson** **200 Nashboro Blvd** **P.O. Box 17116** **Nashville, TN 37217**	**To New Owner**	135 16 0a 119.00

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of settling Case No. 17-25-IV in the Chancery Court of Davidson County, Tennessee (Julia Denzil Simpson v. Ginna York Hampton) **GINNA YORK HAMPTON** by these presents does hereby quitclaim, grant and convey unto **JULIA DENIL SIMPSON**, my entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Subdivision for Tracts, 8, 9 and 10, of Nashboro Village, as of record in Book 5200, pages 186 to 189, inclusive, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Denzil Simpson and Ginna York Hampton, as tenants in common with right of survivorship, by deed of record as Instrument No. 20110303-0017249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as:
1036 FLINTLOCK COURT
NASHVILLE, TN 37217

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

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



Affiant

Subscribed and sworn to before me this 20th day of September, 2017.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of September, 2017.

GINNA YORK HAMPTON, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GINNA YORK HAMPTON, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 20th day of September, 2017.

Notary Public
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

ELECTRONIC CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF Wilson

On this 20th day of September, 2017, personally appeared before me, a notary public for this county and state, Fred Standbrook who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: _____

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

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