This instrument prepared by:
Valerie S. Simpkins
7132 Legacy Drive
Antioch, Tennessee 37013

Bill Garrett Davidson County
Batch# 47290 DEEDQC
01/11/2018 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180111-0003992

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Valerie S. Simpkins	Valerie S. Simpkins	Map/Parcel:
7132 Legacy Drive	7132 Legacy Drive	182-06-0A-106.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Valerie S. Simpkins, formerly known as Valerie S. Cosby, a married woman, who acquired title as an unmarried woman, joined by her spouse Allen K. Simpkins** by these presents do hereby quitclaim and convey unto the said **Valerie S. Simpkins, a married woman as her sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to create sole and separate property following marriage.

This is unimproved ( ) property known as 7132 Legacy Drive, Antioch, Tennessee 37013
Improved ( )

Whenever 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 hand this 29 day of December, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Valerie S Simpkins F/K/A Valerie S Cosby — Allen K. Simpkins

Valerie S. Simpkins, f/k/a Valerie S. Cosby — Allen K. Simpkins

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Karen R. Campbell, a Notary Public in and for said County and State, **Valerie S. Simpkins, f/k/a Valerie S. Cosby and Allen K. Simpkins** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 7132 Legacy Dr., Antioch, TN 37013 this 29th day of Dec, A.D., 2017.

NOTARY STAMP/SEAL

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
NOTARY PUBLIC
Notary Commission Expires: Nov. 8, 2021

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 29th day of December, 2017.

(Affix **Seal**)

Valerie S Simpkins Allen K. Simpkins
Affiant

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 106 ON THE FINAL PLAT OF SECTION ONE OLD HICKORY HILLS, OF RECORD IN INSTRUMENT NO. 20011023-0115382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Valerie S. Cosby, an unmarried woman by Deed from Jennifer M. Glenn, an unmarried woman of record in Document No. 20090707-0063068, said Register's Office.

True Copy Certification

I, Joyce Pettit, 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.

Joyce Pettit
Signature

State of NJ

County of Camden

Personally appeared before me, Susan E. Jones a notary public for this county and state, Joyce Pettit, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Susan E Jones
Notary's Signature

My Commission Expires: 2/22/20
Notary' Seal (if on paper)

SUSAN E. JONES
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 22, 2020