QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 47531 DEEDQC
01/16/2018 11:02:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180116-0004351

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 04 DAY OF JAN, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY / Return TO
Jim R. Vanderpool, P.C. , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8618 SIMMONS JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
THE SIMMONS FAMILY REVOCABLE TRUST	New Owner	10303005300
217 53RD AVE N		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES D. SIMMONS AND LISA S. SIMMONS AND CHARLES R. COLLINS AND HALEY S. COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JAMES D. SIMMONS AND LISA S. SIMMONS,
CO-TRUSTEES OF THE SIMMONS FAMILY REVOCABLE TRUST, DATED DECEMBER 14, 2017

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of the Resubdivision of Lots No. 1 through 4, inclusive, of the Subdivision of Lots 21 and 22 of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 1130, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Aidan Bowles and wife, Sabrina Bowles to James D. Simmons and Lisa S. Simmons, husband and wife, as recorded on the 17th day of January, 2014 in Instrument No. 20140117-0004773 and Quit Claim Deed from James D. Simmons and wife Lisa S. Simmons to James D. Simmons and wife Lisa S. Simmons and Charles R. Collins and wife Haley S. Collins, as tenants in common with right of survivorship, as recorded on the 17th day of January, 2014 in Instrument No. 20140117-0004776, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property known as 217 53RD AVE N, Nashville, TN 37209

Witness our hand on this as indicated by the respective notary acknowledgment below:

James D. Simmons

Charles R. Collins

Lisa S. Simmons

Haley S. Collins

STATE OF Florida **COUNTY OF** Charlotte

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: James D. Simmons, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that James D. Simmons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Englewood, FL (city/state), this 8th day of January, 2018

Notary Public Maria Porter My Commission Expires: 5/8/21

Maria R. Porter
State of Florida
My Commission Expires 05/08/2021
Commission No. GG 80678

STATE OF Florida **COUNTY OF** Charlotte

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Lisa S. Simmons, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Lisa S. Simmons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Englewood, FL (city/state), this 8th day of January, 2018

Notary Public Maria Porter My Commission Expires: 5/8/21

Maria R. Porter
State of Florida
My Commission Expires 05/08/2021
Commission No. GG 80678

STATE OF TN **COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Charles R. Collins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Charles R. Collins executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washville TN (city/state), this 28 day of December, 2017

Notary Public Mark Liggio My Commission Expires: 8-10-2020

MARK LIGGIO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN **COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Haley S. Collins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Haley S. Collins executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washville TN (city/state), this 28 day of December, 2017

Notary Public Mark Liggio My Commission Expires: 8-10-2020

MARK LIGGIO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY