Bill Garrett Davidson County
Batch# 117754 DEEDQC
07/18/2018 10:27:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180718-0069902

QUITCLAIM DEED

(Prepared from information provided by the **grantee**)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
LAURI M. SIMS	COUNTRYWIDE HOME LOANS	
NAME	NAME	
8352 SAINT DANASUS DRIVE	P.O. BOX 660694	173-09-0-A MAP
ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
NASHVILLE, TN 37211	DALLAS, TX 75266	267.00co PARCEL
(CITY) (ST) (ZIP)	(CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in paid, the receipt of which is hereby acknowledged, I/we: GREG SIMS (former husband of LAURI M. SIMS), by these presents do hereby quitclaim and convey unto LAURI M. SIMS (former wife of GREG SIMS), his/her successors and assigns, all of my/our right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 212 on the plan of Lenox Village, Phase "E", a Planned Unit Development, as of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to GREG SIMS and LAURI M. SIMS, husband and wife, by Warrany Deed, from SIGNATURE PROPERTIES, LLC, a Tennessee limited liability company of record in Instrument No. 20050630-0075176, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Charter, Easements, Covenants, Conditions, and Restrictions and By-laws, of record in Instrument No. 20020315-0032826, said Register's Office; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 8352 Saint Danasus, Nashville, Tennessee 37211. The map number is 173-09-0-A, and the parcel number is 267.00co.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value which ever is greater, for this transfer is one dollar ($1.00).

AFFIANT

Subscribed and sworn to before me, this the 26th day of June 2018.

My commission expires: 11-5-2018 (Affix Seal) Notary Public Cheryl W. Martin

CHERYL W MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my/our hand, this 26 day of June, 2018, the corporate party, if any, having caused its name to be signed hereto by its/duly authorized officers on said day and date.

Jack Gregory Sims

CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHERYL W MARTIN

Prepared By:
ATTORNEY ELLEN TAYLOR TURLEY
4525 Harding Pike, Suite 200
Nashville, TN 37205
FAX: (615) 889-5792
(615) 386-7151

THIS IS A CONVEYANCE PURSUANT TO AN AGREEMENT OF THE PARTIES THAT IS A DISTRIBUTION OF APPRECIATED MARITAL PROPERTY PURSUANT TO THE TERMS OF AN AGREEMENT BETWEEN THE PARTIES PURSUANT TO THE TERMS OF PENDING DIVORCE LITIGATION, AND SUCH DISTRIBUTION IS FINAL.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Martin, a Notary Public in and for said County and State, the within named GREG SIMS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of June, 2018.

Cheryl W Martin
NOTARY PUBLIC

My commission expires: 11-5-2018

CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHERYL W MARTIN