QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 153514 DEEDQC
10/23/2018 01:46:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181023-0105044

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-5-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert B. Sims and Lynda R. Osante-Sims, Trustees of the Sims Family Trust, u/t/d May 30, 1998	**Robert B. Sims and Lynda R. Osante-Sims, Trustees of the Sims Family Trust, u/t/d May 30, 1998**	**08713002900**
(NAME) **4355 Central Valley Drive**	(NAME) **9 Libra Court**	
(ADDRESS) **Hermitage, Tennessee 37076**	(ADDRESS) **Trabuco Canyon, CA 92679**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

ROBERT SIMS AND WIFE, LYNDA SIMS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ROBERT B. SIMS AND LYNDA R. OSANTE-SIMS, TRUSTEES OF THE SIMS FAMILY TRUST, U/T/D MAY 30, 1998 ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF CENTRAL VALLEY FOREST, OF RECORD IN BOOK 5800, PAGES 71 AND 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 41 FRONTS 66.67 FEET ON THE NORTHERLY MARGIN OF CENTRAL VALLEY DRIVE AND EXTENDS BACK 120.0 FEET ON THE EASTERLY LINE AND 120.0 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 66.67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT B. SIMS AND WIFE, LYNDA R. SIMS, BY WARRANTY DEED FROM SYED N. HUDA AND WIFE, SHAHANA HUDA, OF RECORD IN INSTRUMENT NUMBER 20181023-0105042 **REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4355 Central Valley Drive, Hermitage, Tennessee 37076**

Witness our hands this the 5th day of October, 2018.

ROBERT SIMS

LYNDA SIMS

STATE OF _____)
COUNTY OF _____)

See Attached

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

Witness my hand and official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On October 5, 2018 before me, A. Monteilh, Notary Public,
Date *Here Insert Name and Title of the Officer*
personally appeared Robert Sims and Lynda Sims
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

A. MONTEILH
Notary Public - California
Orange County
Commission # 2186758
My Comm. Expires Apr 13, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: 10-5-2018 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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