PREPARED BY:
RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
James A. Sims
c/o EDSALL LAW, APC
400 Camarillo Ranch Road, Suite 102
Camarillo, CA 93012

NEW OWNER and
MAIL TAX STATEMENT TO:
James A. Sims
1917 Cesar Chavez Drive
Oxnard, California 93030

Karen Y Johnson Davidson County
Batch# 179148 **DEEDQC**
12/31/2018 11:20:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181231-0126385

Map-Parcel No.: 126-16-0-A02-70-0CO

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
Documentary transfer tax is $0.00*
*This conveyance is to a revocable living trust without consideration for the benefit of the grantor, which is not pursuant to a sale and is exempt pursuant to TCA § 67-4-409(a)(3)(F).

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES SIMS,
AN UNMARRIED MAN,

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JAMES A. SIMS, TRUSTEE,
JAMES A. SIMS 2018 REVOCABLE TRUST
DATED DECEMBER 3, 2018.

The real property situated in the **County of Davidson, State of Tennessee**, described as follows:

See Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference.

COMMONLY KNOWN AS: 220 Springhaven Court, Nashville, Tennessee 37221.

DATED: December 3, 2018

JAMES SIMS

MAIL TAX STATEMENTS TO: SAME ADDRESS AS ABOVE.

RE: QUITCLAIM DEED
LOCATION: 220 Springhaven Court, Nashville, Tennessee 37221
MAP-PARCEL NO.: 126-16-0-A02-70-0CO

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

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)
) ss.
County of Ventura)

On December 3, 2018, before me, Katherine E. Wells, a Notary Public, personally appeared JAMES SIMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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 _____

KATHERINE E. WELLS
Notary Public – California
Ventura County
Commission # 2198925
My Comm. Expires Jun 22, 2021

RE: QUITCLAIM DEED
LOCATION: 220 Springhaven Court, Nashville, Tennessee 37221
MAP-PARCEL NO.: 126-16-0-A02-70-0CO

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES SIMS, MARRIED, by deed from IAN M. LAWSON AND EMMA LAWSON, HUSBAND AND WIFE, of record in Instrument No. 20180807-0077778, dated August 6, 2018, said Register's Office.