Karen Johnson Davidson County
Batch# 208679 DEEDQC
03/22/2019 12:47:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190322-0026250

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Samuel R. Sims, Jr., et ux., et al.
1330 Rosedale Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
071 16 0 405.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in our property while retaining a life estate, we, **SAMUEL R. SIMS, JR. and wife, BERNICE K. SIMS,** Grantors, do hereby quitclaim and convey unto our daughters, **KIMBERLY SIMS NORTHERN** and **LaTOSHA SIMS DRISCOLL,** their heirs and assigns, all remainder rights, title and interests in our property, while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 1 on the Plan of Joy Gardens, Section II, as of record in Plan Book 3842, Page 108, Register's Office for Davidson County, Tennessee.
>
> **BEGINNING** at a point in the west margin of Rosedale Avenue, the common front corner of Lots Nos. 1 and 2 on said Plan; thence S. 6 degrees 50 minutes W. 57 feet to a point; thence N. 88 degrees 33 minutes 30 seconds W. with the margin of an alley, 156 feet to a point; thence S. 48 degrees 19 minutes 03 seconds W. 88.47 feet to a point; thence E. with the line between Lots Nos. 1 and 2, 97.12 feet to the point of beginning.
>
> **BEING** the same property conveyed to Samuel R. Sims, Jr. and wife, Bernice K. Sims, by deed from W.L. Bainbridge Company, of record in Book 4154, Page 625, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 1330 Rosedale Avenue, Nashville, TN 37207**
>
> **SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 20th day of March, 2019.

Samuel R. Sims Jr.
SAMUEL R. SIMS, JR.

Bernice K. Sims
BERNICE K. SIMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of March, 2019, before me personally appeared **SAMUEL R. SIMS, JR. and wife, BERNICE K. SIMS,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D Edwards
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MONICA D. EDWARDS

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Samuel R. Sims Jr.
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 20th day of March, 2019.

Monica D Edwards
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MONICA D. EDWARDS

My Commission Expires: 09/07/2021