This Instrument Prepared By: Francis Andrew Gaffney at 6613 Chatsworth Pl, Nashville, TN 37205, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Francis Andrew Gaffney, married, of 6613 Chatsworth Pl, Nashville, TN 37205, USA, (the "Grantor"), for and in consideration of 1.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Francis Andrew Gaffney and Elizabeth A Sims as trustees of Francis Andrew Gaffney and Elizabeth A Sims Revocable Trust, dated December 19, 2018, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Lot No. 77 on the Plan of West Meade Park, Inc.- Amended/Neighborhood Code and Name: 4430 West Meade Farms as of record in Book 3300, Page 68 and 69, Register's Office for Davidson County, TN MAP 129-10, Parcel #27
> Map reference 34980.

Being all or part of the same property described in the County Register's Deed book 200204230050231, Page _____

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 28th day of March, 2019.

Signed in the presence of:

Signature

Francis Andrew Gaffney

Jeremy Martin
Name

Karen Johnson Davidson County
Batch# 215431 DEEDQC
04/09/2019 10:16:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190409-0032205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
9 **Day of** April, **2019.**
Brandi West, **Deputy Register**

Spousal Acknowledgement

I, Elizabeth A. Sims of Nashville, TN, spouse of Francis Andrew Gaffney, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Elizabeth A Sims

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Jeremy Martin, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Elizabeth A. Sims, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28 day of March, 2019.

Jeremy Martin

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 03/08/2021

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Jeremy Martin, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Francis Andrew Gaffney, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

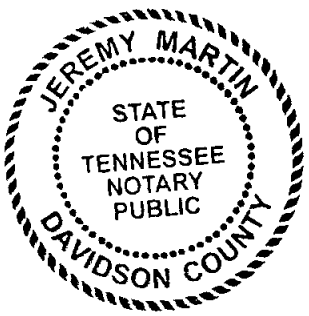
WITNESS my hand and Notarial Seal at office this 28 day of March, 2019.

Jeremy Martin

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 03/08/2021



Register's Fee $ 22.00

Owner and
Mail Tax Notice to: Francis A Gaffney, 6613 Chatsworth Pl, Nashville, TN 37205, USA

Parcel Number: 12910002700