THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Smart Title & Escrow
256 Seaboard Lane, D101
Franklin, TN 37209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 238888 DEEDQC
06/05/2019 09:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190605-0053617

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Christa Cruikshank 301 Demonbreun St. Unit 1315 Nashville, TN 37201	SAME	093-06-0A-191.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Robert Simpkins,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **Christa Cruikshank and Stephanie Wagner, both unmarried,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit 1315, of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Christa Cruikshank and Stephanie Wagner, both unmarried, by Warranty Deed from Estate of Michael Leon Simpkins Jimmy Simpkins Kelly Simpkins Kitty Cathy Kay Rickard, of record in Instrument Number 20180516-0046573, Register's office for Davidson County, Tennessee, and also being the same property conveyed to Michael Simpkins, unmarried by Warranty Deed from Mary J. Botha and husband, Michael Botha of record in Instrument No. 20120629-0057351, Register's Office for Davidson County, Tennessee, dated 06/21/2012, and recorded on 06/29/2012. The said Michael Simpkins died on July 11th, 2017, and by his will in case No. 17P1316, in the Probate Court for Davidson County Tennessee, he devised this property to Robert Simpkins Jimmy Simpkins,Kelly Simpkins, and Katherine Simpkins. The said Katherine Simpkins legally changed her name to Kitty Cathy Kay Rickard. The said Katherine Simpkins and Kitty Cathy Kay Rickard are one and the same person.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 301 Demonbreun Street, Unit 1315, Nashville, TN 37201.

Witness my hand this the 3rd day of June, 2019.

Robert L. Simpkins

Robert Simpkins

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Simpkins, the 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 at office this 3rd day of June, 2019.

Notary Public

My Commission Expires: 3/16/2022

SAM BANCROFT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires