Karen Johnson Davidson County
Batch# 286076 DEEDQC
09/16/2019 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190916-0093558

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 9 day of September, 2019.

Notary Public

My commission expires: 5-22-22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Andrew Simmons	New Owner	096090B01600CO
3032 Whitland Crossing Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ANDREW SIMMONS, Unmarried, and DONNIE RAY SIMMONS and wife, TAMMY JO SIMMONS, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto ANDREW SIMMONS, Unmarried, herein called "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3032, Donelson's Place as shown on Exhibit "B" to that Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument Nos. 20070712-0083113, Instrument No. 20070816-0098067, Instrument No. 20101026-0085599, and Instrument No. 20171013-0105416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Andrew Simmons, an unmarried man, and Donnie Ray Simmons and Tammy Jo Simmons, joint tenants with right of survivorship, by deed from Chelsey M. Bibb, unmarried, dated 9/30/16 of record in Instrument No. 20161003-0104142, Register's Office of Davidson County, Tennessee..

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 3032 Whitland crossing Drive, Nashville, TN 37214.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 4th day of Sept., 2019.

ANDREW SIMMONS

DONNIE RAY SIMMONS

TAMMY JO SIMMONS

STATE OF TENNESSEE
COUNTY OF Houston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Simmons, 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 at office on this, the 4th day of September, 2019.

My commission expires: 3/23/2021

Notary Public

BRENDA B. SUGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HOUSTON

STATE OF TENNESSEE
COUNTY OF Houston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie Ray Simmons and Tammy Jo Simmons, 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.

Witness my hand and official seal at office on this, the 4th day of September, 2019.

My commission expires: 3/23/2021

Notary Public

BRENDA B. SUGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HOUSTON

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 3032 Whitland crossing Drive, Nashville, TN 37214.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9 day of September, 2019.

ANDREW SIMMONS

DONNIE RAY SIMMONS

TAMMY JO SIMMONS

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Simmons, 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 at office on this, the 9TH day of September, 2019.

My commission expires: 9/6/22

Notary Public

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie Ray Simmons and Tammy Jo Simmons, 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.

Witness my hand and official seal at office on this, the _____ day of September, 2019.

My commission expires: _____

Notary Public

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

