QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 292304 DEEDQC
09/27/2019 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190927-0098535

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 4-06-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard M. Simmons and Leslie D. Simmons	Richard M. Simmons and Leslie D. Simmons	156 01 0C 043.00
(NAME) 908 Willow Oak Court	(NAME) 908 Willow Oak Court	
(ADDRESS) Bellevue, TN 37221	(ADDRESS) Bellevue, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard M. Simmons and Leslie D. Simmons, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard M. Simmons and Leslie D. Simmons, Trustees of the Simmons Revocable Living Trust dated May 4, 2018,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of East Colony at Riverbend of record in Plat Book 7900, Page 733, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie Davis, unmarried, and Richie Simmons, unmarried, as joint tenants with the right of survivorship by Warranty Deed from Roderick D. Keith and wife, Sandra E. Keith of record in Instrument No. 20050714-0081491 Register's Office for Davidson County, Tennessee, dated July 11, 2005 and recorded on July 14, 2005. (Value of consideration shown in aforementioned deed $229,90.00.)

Being the same property conveyed to Richard M. Simmons and Leslie D. Simmons, husband and wife, as tenants by the entirety, by Quitclaim Deed from Richard M. Simmons, who acquired title as Richie Simmons and Leslie D. Simmons, who acquired title as Leslie Davis, husband and wife, of record in Instrument No. 20160922-0099881 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on September 22, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Richard M. Simmons and Leslie D. Simmons, Trustees of the Simmons revocable living trust, dated May 4, 2018, as tenants by the entireties by Warranty Deed from Richard M. Simmons, who is one and the same as Richie Simmons, and Leslie D. Simmons, who is one and the same as Leslie Simmons, husband and wife of record in Instrument No. 20180507-0043158 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 07, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Richard M. Simmons and Leslie D. Simmons, husband and wife, by QuitClaim Deed from Richard M. Simmons and Leslie D. Simmons, Trustees of the Simmons Revocable Living Trust dated May 4, 2018 of record in Instrument No. 20190904-0088960 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on September 4, 2019. (Value of consideration shown aforementioned deed $0.00). Being also known as 908 Willow Oak Court Bellevue, Tennessee 37221.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved X property, known as 908 Willow Oak Court, Bellevue, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 27th day of September, 2019.

Richard M. Simmons

Leslie D. Simmons

State of Tennessee
County of Williamson

Personally appeared before me Richard M. Simmons and Leslie D. Simmons, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2019.

Notary Public
My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020