**This instrument prepared by:**

**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Karen Johnson Davidson County
Batch# 330539 DEEDQC
12/16/2019 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191216-0129610

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 21 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 5-9-23

**NEW OWNER:**

Bonny Kate Simpkins and Charlie Simpkins
300 Stewarts Ferry Pike
Nashville, TN, 37214

**SEND TAX BILLS TO:**

Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

**MAP/PARCEL:**

096 07 0B 019.00

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRISTINE SMITH

## QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Bonny Kate Simpkins, an unmarried woman and Charlie Simpkins, a married man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Bonny Kate Simpkins, an unmarried woman and Charlie Simpkins, a married man, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

*Land situated in Davidson County, Tennessee being Unit 19, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.*

*Being the same property conveyed to Bonny Kate Simpkins, an unmarried woman and Charlie Simpkins, a married man by Warranty deed from FPH Investments, GP, a Tennessee general partnership of record in Instrument No. 20190828-0086951, Register's Office for Davidson County, Tennessee, dated and recorded on August 28, 2019.*

*This property is commonly known as 300 Stewarts Ferry Pike, Unit 19, Nashville, TN 37214.*

***Grantor, Charlie Simpkins, represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property*

*This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the*

*property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.*

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 21 day of November, 2019.

GRANTOR:

Bonny Kate Simpkins

Charlie Simpkins**

**NOTE:**
**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** Tennessee

**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonny Kate Simpkins, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 21 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 5.9.23

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** Tennessee

**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlie Simpkins, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 21 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 5.9.23

20191425DSF0019

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, effective this the 4th day of December, 201__.

GRANTOR:

Bonny Kate Simpkins

Charlie Simpkins

Charlie Simpkins**

**NOTE:**
**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** _____

**COUNTY OF** _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonny Kate Simpkins, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the ____ day of _____, 201__.

NOTARY PUBLIC

My Commission Expires: _____

**STATE OF** Tennessee

**COUNTY OF** Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlie Simpkins, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 4th day of December, 2019.

Betty Jo Harrell

NOTARY PUBLIC

BETTY JO HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/17/2023

20191425DSF0019

# True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

