Karen Johnson Davidson County
DEEDQC
Batch# 339242 2 pgs
01/07/2020 09:12:59 AM
Fees: $12.00 Taxes: $0.00
20200107-0001956

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Russell A. Simons 604 South Riverbend Court Nashville, TN 37221	Same	Map 155-08-0-B Parcel 070CO

I, **JANET E. SIMONS, MARRIED,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **RUSSELL A. SIMONS, MARRIED,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of south Colony at Riverbend, Phase I, a Planned Unit Development, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Russell A. Simons and wife, Janet E. Simons by Warranty Deed from Steven C. Baumwald and wife, Diane S. Baumwald, recorded on the 7th day of June 1994 of record in Book 9370, Page 749, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 604 South Riverbend Court, Nashville, TN 37221

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of January, 2020.

Janet E. Simons
JANET E. SIMONS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public, Janet E. Simons with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2020.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2020.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public

My Commission Expires: _____