QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF Feb, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1565LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph A Simon II and Lauren Simon	New owner	095-02-0C-040.00 CO
724 Mill Creek Meadow Dr		095-02-0C-040.00 CO
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I ,

JOSEPH A SIMON II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LAUREN SIMON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 724 Mill Creek Meadow Dr, Nashville, TN 37214

Witness my hand on this 24 day of Feb, 2020

Joseph A. Simon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Joseph A. Simon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Joseph A. Simon and Lauren Simon executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24 day of Feb, 2020

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Karen Johnson Davidson County
Batch# 369751 DEEDQC
03/09/2020 04:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200309-0026466

20-1565LA

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 40 of Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Riverwalk at Mill Creek Homes, a Horizontal Property Regime, of record in Instrument Number 20180307-0021557, Amended in Instrument No. 20180404-0031782, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company to Joseph A. Simon and Lauren Simon as recorded on 2-25-2020 in Instrument No. 20200225-0020877 in the Register's Office of Davidson County, Tennessee, and Further being the same as property conveyed by Quitclaim Deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company to Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company as recorded on the 6th day of March, 2018 in Instrument No. 20180306-0021210; part of Quitclaim Deed from Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust to Riverwalk Land Nashville, LLC, a Tennessee limited liability company as recorded on the 2nd day of March, 2018 in Instrument No. 20180302-0019987; part of Quitclaim Deed from Brett Alan Wesnofske, a married man to Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust as recorded on the 1st day of March, 2018 in Instrument No. 20180301-0019585; part of Warranty Deed from Thomas W. Beasley by and through his Court Appointed Conservator Jan B. Todd to Brett Alan Wesnofske as recorded on the 13th day of December, 2010 in Instrument No. 20101213-0099160 and part of Installment Deed from H. Raymond Ligon and wife, Marian P. Ligon to Thomas W. Beasley as recorded on the 15th day of June, 1984 in Deed Book 6316, Page 688, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY