QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on May 19 2020.

NOTARY PUBLIC

My Commission Expires:

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

This deed was prepared based solely upon information supplied by the Grantors, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
David Keith Prince Angel Nicole Prince 5108 Kentucky Avenue Nashville, TN 37209	Same	Map: 91-7 Parcel: 191

KNOW ALL MEN BY THESE PRESENTS that Jimmy Ray Simmons, an unmarried man, Kathy June Garrison, an unmarried woman, and Peggy Jo Higgins, a married woman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto David Keith Prince and Angel Nicole Prince hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1019 and the east 17 ½ feet of Lot No. 1021, of Block 173, Plan No. I, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
>
> Said Lot 1019 and part of said Lot 1021 adjoin and front together 42 ½ feet on the north side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Joseph B. Simmons and O'Neal Simmons from Billie Rhea Jenkins and Maudean Jenkins by deed of record in Book 4476, page 592, Register's Office for Davidson County, Tennessee. Joseph B. Simmons and O'Neal Simmons have since died, leaving Jimmy Ray Simmons, Kathy June Garrison, Peggy Jo Higgins, Sharon Lynn Taylor, and Terry Joe Simmons as their sole surviving heirs. Terry Joe Simmons has since died, leaving Jimmy Ray Simmons, Kathy June Garrison, Peggy Jo Higgins, and Sharon Lynn Taylor as his sole surviving heirs.
>
> This property is known as 5108 Kentucky Avenue, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 404810 DEEDQC
05/22/2020 09:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200522-0053392

Peggy Jo Higgins

Peggy Jo Higgins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On May 12th 2020, before me personally appeared Peggy Jo Higgins, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 12, 2020.

My Commission Expires: October 2 2023

Tracy L Vinsels

NOTARY PUBLIC



Kathy June Garrison

Kathy June Garrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

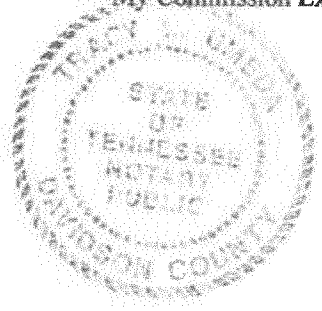
On May 13th, 2020, before me personally appeared Kathy June Garrison, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 13th, 2020.

My Commission Expires: October 2, 2023

Marcia L Umeda

NOTARY PUBLIC



Jimmy Ray Simmons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On May 13 2020, before me personally appeared Jimmy Ray Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 13, 2020.

My Commission Expires: 5/8/22

LEONORA K MOORE
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 8, 2022

Leonora K Moore

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY