Karen Johnson Davidson County
Batch# 410894 DEEDQC
06/05/2020 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $214.77
20200605-0057917

#35390

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35390-03-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $58,045.10 Affiant Subscribed and sworn to before me, this 14th day of April, 2020. Notary Public My Commission Expires: ~~My Commission Expires~~ November 6, 2023

SHEILA GROVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David G. Simmons Cameron C. Simmons 5916 Sedberry Road Nashville, TN 37205	David G. Simmons Cameron C. Simmons 5916 Sedberry Road Nashville, TN 37205	Map and Parcel No.: 116 09 0 008 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jerry R. Bellar and Jaqueline A. Bellar, husband and wife ("Grantor"), does hereby quitclaim, transfer and convey unto David G. Simmons and Cameron C. Simmons, husband and wife ("Grantee"), their heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5916 Sedberry Road, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2020.

Jerry R. Bellar

Jaqueline A. Bellar

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry R. Bellar and Jaqueline A. Bellar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2020.

Notary Public

SHEILA GROVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires
November 6, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Resubdivision of Lot 14, Section II, West Meade Farms, Inc. and Lot 304, Section 12, Hillwood Estates, as of record in Instrument No. 20141212-0113924, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to David G. Simmons and wife, Cameron C. Simmons, as to an 80% undivided interest, as tenants by the entirety, and Jerry R. Beller and wife, Jacqueline A. Beller, as to a 20% undivided interest, as tenants by the entirety, the interest of the parties, as they relate to each other, being held as tenants in common. By Quitclaim Deed to correct the spelling of the property owners' name dated November 3, 2009, of record in Instrument No. 20091112-0104113, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar a/k/a Jerry R. Beller and wife, Jacqueline A. Beller, conveyed their 20% undivided interest to Jerry R. Bellar and wife, Jacqueline A. Bellar. By Quitclaim Deed dated September 30, 2011 of record in Instrument No. 20111006-0077789, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 2% undivided interest to David G. Simmons and wife, Cameron C. Simmons. By Quitclaim Deed dated December 27, 2012 of record in Instrument No. 20141203-0110975, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 28.6817% undivided interest in subject property to David G. Simmons and wife, Cameron C. Simmons. By Quitclaim Deed dated April 30, 2013 of record in Instrument No. 20141203-0110976, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 43.3101 % undivided interest in subject property to David G. Simmons and wife, Cameron C. Simmons. Also being part of the same property conveyed to Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, and David G. Simmons and Cameron C. Simmons, husband and wife, tenants in common with rights of survivorship, by deed dated November 15, 2013 from Archie H. Adams and wife, Gayle Adams of record in Instrument No. 20131118-0118876, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 29, 2016 of record in Instrument No. 20170109-0002100, Register's Office for Davidson County, Tennessee, Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, conveyed a 49% undivided interest to David G. Simmons and Cameron C. Simmons, husband and wife.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

