Karen Johnson Davidson County
Batch# 413350 DEEDQC
06/11/2020 08:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200611-0059625

Name and Address of New Owner:
Send Tax Bills To:
James Simmons and Shatika Simmons
3224 Moorewood Drive
Nashville, TN 37207

Map & Parcel No: 050-14-0-269.00

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James A. Simmons, Jr.,** "the Grantor," convey and quitclaim unto **James A. Simmons and Shatika D. Simmons, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Parkwood Estates, Section Two of record in Plat Book 3300, Page 5, as amended in Book 3281, Pages 534-536, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. Simmons, Jr., an unmarried person by Warranty deed from Deon Thomas and Marcus Thomas and Kevin Thomas, the heirs at law of Deborah Thomas of record in Instrument No. 20000307-0023262 Register's Office for Davidson County, Tennessee, dated March 03, 2000 and recorded on March 07, 2000.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

JAMES A SIMMONS, JR., BEING ONE AND THE SAME AS JAMES A SIMMONS.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of May, 2020.

_____(SEAL)
James A. Simmons, Jr.

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, a Notary Public in and for said State and County, James A. Simmons Jr., the within named 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 and official seal this 26th day of May, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

_____
Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)
Sworn to and subscribed before me this 26th day of May, 2020.

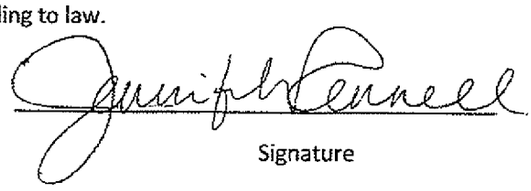
_____
Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

202006110059625

True Copy Certification

I, **Jennifer Pennell**, 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.

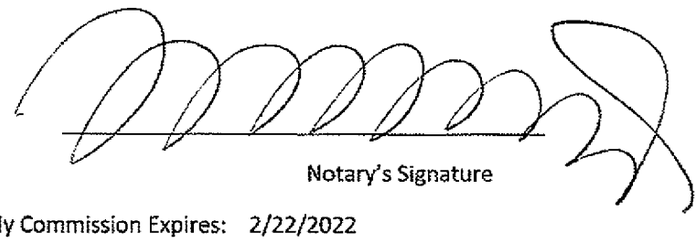


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

