Karen Johnson Davidson County
Batch# 419713 DEEDQC
06/19/2020 08:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200619-0064964

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 28291896

QUITCLAIM DEED TO CREATE TENANCY BY THE ENTIRETIES

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Wilson Sims Linda B. Sims 22 Foxhall Close Nashville, TN 37215	Wilson Sims Linda B. Sims 22 Foxhall Close Nashville, TN 37215	Map & Parcel: 117 09 0A 022.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, WILSON SIMS, LINDA B. SIMS, AND WILSON SIMS, JR. AS SUCCESSOR TRUSTEE OF THE LINDA B. SIMS NASHVILLE PERSONAL RESIDENCE TRUST - 1998, (such successor trusteeship being evidenced by the Resignation of Trustee and Appointment of Successor Trustee attached hereto as Exhibit B) do hereby quitclaim and convey unto WILSON SIMS and his wife, LINDA B. SIMS, as tenants by the entireties, all of their right, title and interest in and to the property described on Exhibit A hereto.

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

The source of the description on Exhibit A is the prior deed.

This is improved property known as 22 Foxhall Close, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16 day of June, 2020.

Wilson Sims, Jr., Successor ~~Trustee~~ of The Linda B. Sims Nashville Personal Residence Trust – 1998, and not further or otherwise

Wilson Sims

Linda B. Sims

STATE OF NORTH CAROLINA)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Wilson Sims, Jr., Trustee of The Linda B. Sims Nashville Personal Residence Trust – 1998, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and that he is the trustee for said trust and has the authority to execute this instrument on behalf of said trust.

WITNESS my hand, at office, this 16 day of June, 2020.

Notary Public

My Commission Expires:
5.6.2023

DOUGLAS A CLAXTON
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
My Commission Expires 5-6-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Wilson Sims and Linda B. Sims, the within named bargainors, 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 9th day of June, 2020.

Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

WILSON SIMS

Subscribed and sworn to before me
this 9th day of June, 2020.

Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 22, on the Plan of Foxhall Close, a Planned Residential Development, as of record in Book 4860, page 46, as amended in Book 5005, page 136, and as further amended in Book 5380, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property described in deeds of record in Book 10834, page 376, and Book 10834, page 378, Register's Office for Davidson County, Tennessee.

28291896.1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rugenia Hines, a Notary Public, Linda Sims, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of February, 2004.

Rugenia Hines
Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 11/24/2007
DAVIDSON COUNTY, TN

STATE OF NORTH CAROLINA)
)
COUNTY OF Buncombe)

Personally appeared before me, Wilson Sims, Jr, a Notary Public, Linda B. Hyduk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Asheville, North Carolina, this 17 day of February, 2004.

Linda B. Hyduk
Notary Public

My Commission Expires:
12-17-2007

LINDA B. HYDUK
NOTARY PUBLIC
BUNCOMBE COUNTY, N.C.

202006190064964

EXHIBIT B

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

THE LINDA SIMS NASHVILLE PERSONAL RESIDENCE TRUST - 1998
DATED FEBRUARY 23, 1998

RESIGNATION OF TRUSTEE

AND APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of subparagraph 8(a) of the Trust Agreement referred to above, I hereby resign as Trustee of The Linda Sims Nashville Personal Residence Trust – 1998 established by me on February 23, 1998, such resignation to be effective immediately. Pursuant to subparagraph 8(d)(1) of the Trust Agreement referred to above, I hereby appoint my son, Wilson Sims, Jr., as the Successor Trustee.

Dated February 17, 2004.

Linda Sims
LINDA SIMS

I, Wilson Sims, Jr., hereby accept my appointment as the sole Trustee of The Linda Sims Nashville Personal Residence Trust – 1998 dated February 23, 1998, effective immediately.

Wilson Sims, Jr.
WILSON SIMS, JR.

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ 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: 5/3/21

Notary's Seal (if on paper)

