This Document Prepared By:
KIMBERLY HANSEN
Hansen Law Office, PLLC
1525 S. Higley Rd., #104
Gilbert, Arizona 85296
(480)648-3830

Karen Johnson Davidson County
Batch# 461262 DEEDQC
08/21/2020 08:46:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200821-0094396

After Recording, Return and
Mail Tax Statements To: NEW OWNER:
Michael Earl Simmons, Jr. and Rasheda Rabi Simmons,
as co-Trustees
4481 S. Kerby Way
Chandler, AZ 85249

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RASHEDA RABI, aka RASHEDA RABI SIMMONS, a married woman, the GRANTOR,

Whose mailing address is 4481 S. Kerby Way, Chandler, AZ 85249;

hereby conveys and quitclaims to

MICHAEL EARL SIMMONS, JR. and RASHEDA RABI SIMMONS, as co-Trustees of THE SIMMONS LIVING TRUST, U/A dated July 14, 2020, the GRANTEE,

Whose mailing address is 4481 S. Kerby Way, Chandler, AZ 85249;

and to Grantee's successors and assigns, an undivided one-half (1/2) interest, as Tenants-in-Common, in and to THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 912 Bresslyn Road, Nashville, TN 37205.

Assessor's Parcel Number: 10214002600

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IT IS INTENDED BY GRANTOR TO SEVER THE PRESENT JOINT TENANCY IN SAID PROPERTY AND TO HOLD THE INTEREST OF THE ABOVE NAMED GRANTEE TRUST AS AN UNDIVIDED INTEREST WITH THE OTHER FORMER JOINT TENANT; SUCH INTERESTS TO BE AS "TENANTS-IN-COMMON."

Dated this 14 day of July, 2020.

RASHEDA RABI, aka RASHEDA RABI SIMMONS

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public, RASHEDA RABI, aka RASHEDA RABI SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 14th day of July, 2020.

Cheryl Villanueva
NOTARY PUBLIC

My commission expires: March 3, 2022

CHERYL VILLANUEVA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 03, 2022

STATE OF ARIZONA

COUNTY OF MARICOPA

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

MICHAEL EARL SIMMONS, JR.,
Grantee

RASHEDA RABI,
aka RASHEDA RABI SIMMONS, Grantee

Subscribed and sworn to before me this 14th day of July, 2020.

Cheryl Villanueva
NOTARY PUBLIC

My commission expires: March 3, 2022

CHERYL VILLANUEVA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 03, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Brook Meade Section 8, as of record in Plat Book 2900, page 134, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rasheda Rabi (also known as Rasheda Rabi Simmons) and Masooda Rabi from Virginia W. Rye and Truman S. Wrenne, Jr. by Warranty Deed of record in Book 9723, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements of record in Book 5154, page 989 and all matters appearing on the Plan of record in Plan Book 2900, page 134, said Register's Office.

and more commonly known as 912 Bresslyn Road, Nashville, TN 37205.

TAX PARCEL NUMBER: 10214002600