Karen Johnson Davidson County
Batch# 492962 DEEDQC
10/09/2020 11:35:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201009-0117670

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm 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 voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 30th day of September, 2020.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Gladys Simiyu
146 Southridge Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Gladys Simiyu
146 Southridge Drive
Nashville, TN 37207

MAP/PARCEL:
060-03-0-078

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **GLADYS SIMIYU AND JAMES HYMAN**, (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **GLADYS SIMIYU, A MARRIED WOMAN**, (hereinafter referred to as "**GRANTEE**") her successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Section One, Oak Park Subdivision, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert C. Renfro and wife, Patsy G. Renfro, by Warranty Deed from Oak Park Developers, Inc., dated November 28, 1966, of record in Book 4081, page 495, Register's Office for Davidson County, Tennessee. The said Robert C. Renfro having since died and the subject property was vested in Patsy G. Renfro as the surviving tenant by the entirety. The said Patsy G. Renfro died intestate on July 21, 2018, leaving as her only heirs at law Emma June Barrett, Kristie Renee Lynch, Jeffrey K. Garrett, Michael Garrett, Judy D. Brown, Margaret G. Dickson and Pamela A. Reynolds as shown Case No. 19P34 in the Seventh Circuit Court, Probate Division, for Davidson County, at Nashville, Tennessee and in Affidavit of Heirship of record in Instrument No. 20190313-0022903, Register's Office for Davidson County, Tennessee. The said Emma June Barrett died intestate on February 5, 2019, leaving as her only heirs at law Patricia Jean Gannon, Rachel Nicole Lowe and Donna Michelle Clifton as shown in Affidavit of Heirship of record in Instrument No. 20190313-0022902, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Gladys Simiyu, a 90% undivided interest and James Hyman, a 10% undivided interest, as tenants in common, by Warranty Deed from Donna Clifton, as Administrator for The Estate of Patsy G. Renfro and as Donna Michelle Clifton, individually, Patricia J. Gannon, Rachel N. Lowe, Kristie Renee Lynch, Jeffrey K. Garrett, Michael Garrett, Judy D. Brown, Margaret G. Dickson, Pamela A. Reynolds, Patricia J. Gannon, as Administrator for The Estate of Emma June Barrett and individually, Donna Michelle Clifton and Rachel N. Lowe, dated March 8, 2019, of record in Instrument No. 20190313-0022906, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 146 Southridge Drive, Nashville, TN 37207

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

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

IN WITNESS WHEREOF, this document was executed this 30th day of September, 2020.

Gladys Simiyu

James Hyman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gladys Simiyu and James Hyman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2020.

Notary Public

My Commission Expires:_____

