Karen Johnson Davidson County
Batch# 523523 DEEDQC
12/02/2020 03:21:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201202-0140152

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KYLE WILLIAM SIMMONS, AFFIANT

Subscribed and sworn to before me, this 2nd day of November 2020.

NOTARY PUBLIC
My Commission Expires: 10/02/2023

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KYLE WILLIAM SIMMONS and ANGELA MALONE SIMMONS, CO-TRUSTEES 2008 Beechwood Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 104-15-0-429.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Kyle William Simmons and Angela Malone Simmons, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Kyle William Simmons and Angela Malone Simmons, Co-Trustees of the Simmons Joint Revocable Trust, created November 26, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2008 Beechwood Avenue, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of the Estate of Daniel McIntyre Sr. of record in Plat Book 3, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years.

Being the same property conveyed to Kyle William Simmons and Angela Malone Simmons, husband and wife, from David Wendorff and Kristen Wendorff, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20150918-0095230.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of November 2020.

Kyle William Simmons, Co-Grantor

Angela Malone Simmons, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kyle William Simmons**, the Co-Grantor, 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.

Witness my hand and official seal at office, this 17th day of November 2020.

Notary Public

My Commission Expires: 10/02/2023

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Angela Malone Simmons**, the Co-Grantor, 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 and official seal at office, this 17th day of November 2020.

Notary Public

My Commission Expires: 10/02/2023

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY