Karen Johnson Davidson County
Batch# 549131 DEEDQC
01/07/2021 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210107-0003129

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Kevin D. Douglas 1713 A Simpkins Street Nashville, Tennessee 37208	New Owner	081-06-0D-001.00 081-06-0D-002.00 081-06-0D-900.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARMAINE HELMS,** a single woman ("Grantor"), does hereby quitclaim and convey unto **KEVIN D. DOUGLAS**, a single man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcels of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (collectively, the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as [i] 1713 A Simpkins Street, Nashville, Davidson County, Tennessee 37208; [ii] 1713 B Simpkins Street, Nashville, Davidson County, Tennessee 37208; and [iii] 1713 C Simpkins Street, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 4th day of January, 2021.

GRANTOR:

Charmaine Helms

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public of the state and county mentioned, personally appeared Charmaine Helms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Mt Juliet, Tennessee this 4 day of January, 2021.

Notary Public

My Commission Expires: My Commission Expires October 29, 2022

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 4 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 29, 2022

CHARLES NIEMI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Legal Description

Tract I

Land in Davidson County, Tennessee, being Unit A, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Charmaine Helms, by deed of record in Instrument No. 20180123-0006855, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 A Simpkins Street, Nashville, Davidson County, Tennessee 37208.

Tract II

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Charmaine Helms, by deed of record in Instrument No. 20180123-0006855, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 B Simpkins Street, Nashville, Davidson County, Tennessee 37208.

Tract III

Land in Davidson County, Tennessee, being Unit C, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Charmaine Helms, by deed of record in Instrument No. 20180123-0006855, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 C Simpkins Street, Nashville, Davidson County, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

