Karen Johnson Davidson County
Batch# 570477 DEEDQC
02/08/2021 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210208-0017935

This instrument prepared by & send tax bills to:
Joseph Alexander Simon II and Lauren Marie Simon
724 Mill Creek Meadow Drive
Nashville, TN 37214

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **LAUREN SIMON ALSO KNOWN AS LAUREN MARIE SIMON, A MARRIED WOMAN**, of 724 Mill Creek Meadow Drive, Nashville, TN 37214, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **JOSEPH ALEXANDER SIMON II AND LAUREN MARIE SIMON, HUSBAND AND WIFE,** of 724 Mill Creek Meadow Drive, Nashville, TN 37214, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 40 OF RIVERWALK AT MILL CREEK HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING RIVERWALK AT MILL CREEK HOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20180307-0021557, AMENDED IN INSTRUMENT NO. 20180404-0031782, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "D" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

PARCEL ID: 095-02-0C-040-00

THIS BEING THE SAME PROPERTY CONVEYED TO LAUREN SIMON, A MARRIED WOMAN FROM JOSEPH A SIMON II, IN A DEED DATED FEBRUARY 20, 2020, AND RECORDED MARCH 09, 2020, IN DEED INSTRUMENT NUMBER 20200309-0026466.

Property Commonly Known As: 724 Mill Creek Meadow Drive, Nashville, TN 37214

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 5th day of February, 2021.

Lauren Simon / Lauren Marie Simon

LAUREN SIMON A/K/A LAUREN MARIE SIMON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Lauren Simon, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of February 5, 2021.

Tamika M. White

Notary Public
My Commission Expires: March 6, 2024

TAMIKA M. WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. March 6, 2024 COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 5th day of February, 2021.

Tamika M. White

Notary Public
My Comm. Expires: March 6, 2024

TAMIKA M. WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. March 6, 2024 COUNTY OF DAVIDSON

True Copy Certification

I, Tracy Broderick, 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.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, [Daniel Gomes], a notary public for this county and state, [Tracy Broderick] 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: 12-18-2023

Notary' Seal (if on paper)

