QUITCLAIM DEED

R-SB-CSB-21-1810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tammy K. Simmons and Glenn Edward Simmons; and Evan G. Breland	new owners	
(NAME)	(NAME)	**163-16-0C-132.00-CO**
5425 Cochran Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLOR L. BRELAND, MARRIED, AND TAMMY K. SIMMONS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMY K. SIMMONS AND GLENN EDWARD SIMMONS, WIFE AND HUSBAND (FIRST PARTY); AND EVAN G. BRELAND, UNMARRIED (SECOND PARTY); AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 132 on the Plan of Matlock, Phase 1, a Residential Planned Unit Development of record in Instrument No. 20070430-0051281, as established by the Master Deed of Matlock Townhomes of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Taylor L. Breland, a single woman and Tammy K. Simmons, a married woman by Warranty deed from Denelle White, an unmarried woman of record in Instrument No. 20160912-0095629 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 12, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1810 Isabelle Lane, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch# 594317 **DEEDQC**
03/17/2021 03:48:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210317-0035637

Witness my/our hand(s) this the 15 day of March, 2021.

Taylor L. Breland

Tammy K. Simmons

Jeremy Lee Coleman Gazaway, spouse of Taylor L. Breland, hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR L. BRELAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY K. SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY LEE COLEMAN GAZAWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

RETURN TO:
Tammy and Glenn Simmons
5425 Cochran Drive
Nashville, TN 37220