QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 607439 DEEDQC
04/06/2021 12:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210406-0044914

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 ME ON THE 5th DAY OF April, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9292 & 20-1565

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Simon Rentals	NEW OWNER	Parcel 1: 07115005700
724 Mill Creek Meadow Dr		Parcel 2: 095-02-0C-040.00 CO
Nashville, TN 37214-2572		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH A. SIMON II AND LAUREN SIMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

SIMON RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This Is improved property known as 136 Lucile St, Nashville, Tn 37207 and 724 Mill Creek Meadow Dr, Nashville, Tn 37214

Witness our hand on this 27 day of MARCH, 2021

Joseph A. Simon II

Lauren Simon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Joseph A. Simon II and Lauren Simon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Joel A. Simon II and Lauren Simon executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of March, 2021

Notary Public

My Commission Expires: Douglas R. Sipes
Commission Expires
March 03, 2025

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

17-9292 & 20-1565

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1: TAX ID # 07115005700 (136 LUCILE ST, NASHVILLE, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Eastmoreland Place Shields Subdivision of Gleaves Land, of record in Plat Book 161, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel A Simon II* from Jade L. Linstead by Warranty Deed in Instrument No. 20171204-0123261, in the Register's Office of Davidson County, Tennessee.

**aka Joseph A Simon II*

PARCEL 2: TAX ID # 095-02-0C-040.00 CO (724 MILL CREEK MEADOW DR, NASHVILLE, TN 37214)

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.

Being the same property conveyed to Lauren Simon from Joseph A Simon II by Quitclaim Deed in Instrument No. 20200309-0026466, in the Register's Office of Davidson County, Tennessee.

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.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY