This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12064-LV

Karen Johnson Davidson County
Batch# 641281 DEEDWARR
05/20/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210520-0068798

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2021.

Notary Public
My Commission Expires: 12-18-22

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert W. Simms, Karen F. Simms, Charles D. Simms, and Lori O. Simms 2717 Bluefield Ave. Nashville, TN 37214	Address of New Owner	147 01 0 195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gail Elizabeth Anderson Fisher, Successor Trustee of The Anderson Joint Revocable Living Trust Agreement U/A/D May 08**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert W. Simms, Karen F. Simms, Charles D. Simms, and Lori O. Simms, as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Being Lot No. 269 on the Plan of Section II, Calwell Hall, as of record in Book 2900, Page 96, Register's Office for said County.

Said lot fronts 80 feet on the Northerly side of Harding Place, and extends back 176.9 feet on the Easterly line and 174.8 feet on the Westerly line, to a dead line in the rear which measures 80 feet.

Being the same property conveyed to Wallace E. Anderson, and wife, Betty Jane Anderson, Trustees of The Anderson Joint Revocable Living Trust Agreement U/A/D May 08, 2000 and any Successors in Trust and any amendments thereto by Quitclaim Deed from Wallace E. Anderson, and Jane G. Anderson, Individually, of record in Instrument No. 20000510-0047242, in the Register's Office of Davidson County, Tennessee, dated May 08, 2000 and recorded on May 10, 2000.

Being the same property conveyed to Wallace E. Anderson, and wife, Jane G. Anderson, by Warranty Deed from J. M. Medlin & Company (A Tennessee Corporation), of record in Book 3373, Page 401, in the Register's Office of Davidson County, Tennessee, dated April 18, 1962 and recorded on April 27, 1962.

This is ☒ improved or ☐ unimproved property located at: **610 Harding Place, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2021.

GRANTOR:

The Anderson Joint Revocable Living Trust Agreement U/A/D May 08, 2000

By: Gail Elizabeth Anderson Fisher, Successor Trustee
Gail Elizabeth Anderson Fisher, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gail Elizabeth Anderson Fisher, Successor Trustee of The Anderson Joint Revocable Living Trust Agreement U/A/D May 08, 2000, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity of and for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of May, 2021.

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Andrew T. Vance
Notary Public
My Commission expires: 12-18-22

202105200068798

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

