Karen Johnson Davidson County
Batch# 644861 DEEDQC
05/26/2021 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210526-0071420

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 30265838

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Truxton Trust Company, Trustee of the Wilson and Linda Sims Community Property Trust 4525 Harding Road, Suite 300 | Nashville, TN 37205	Truxton Trust, Trustee of the Wilson and Linda Sims Community Property Trust 4525 Harding Road, Suite 300 Nashville, TN 37205	Map & Parcel: 117 09 0A 022.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, WILSON SIMS AND LINDA B. SIMS, by these presents do hereby quitclaim and convey to TRUXTON TRUST COMPANY, TRUSTEE OF THE WILSON AND LINDA SIMS COMMUNITY PROPERTY TRUST, its successor and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 22 Foxhall Close, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this _____ day of 5-7-21, 2021.

WILSON SIMS

Wilson Sims by Wilson Sims, Jr. Attorney-in-Fact

WILSON SIMS by LINDA SIMS BASS Attorney-in-Fact

Wilson Sims by Lagunne Sims Hayes, Attorney-in-Fact

LINDA BELL SIMS

Linda Bell Sims by Wilson Sims jr. Attorney in fact
Linda Bell Sims by Linda Sims Baer - Attorney in fact
Linda Bell Sims by Suzanne Sims Haizlip - Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Bridget Garske, a Notary Public, Suzanne Sims Haizlip, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Attorney-In-Fact for Wilson Sims and Linda Bell Sims, for the purposes therein contained.

WITNESS my hand, at office, this 7 day of May, 2021.

BRIDGET A. GARSKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Bridget Garske
Notary Public

My Commission Expires:
9/6/22

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Bridget Garske, a Notary Public, Ricki Baer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Attorney-In-Fact for Wilson Sims and Linda Bell Sims, for the purposes therein contained.

WITNESS my hand, at office, this 7 day of May, 2021.

Bridget Garske
Notary Public

My Commission Expires:
9/6/22

BRIDGET A. GARSKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

202105260071420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deanna Peterson, a Notary Public, Wilson Sims, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Attorney-In-Fact for Wilson Sims and Linda Bell Sims, for the purposes therein contained.

WITNESS my hand, at office, this 7th day of May, 2021.

Deanna Peterson
Notary Public

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 7, 2024

My Commission Expires:
5-7-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James C. Hooch, agent
Affiant

Subscribed and sworn to before me
this 20TH day of May, 2021.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L. BORDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 22, on the Plan of Foxhall Close, a Planned Residential Development, as of record in Book 4860, page 46, as amended in Book 5005, page 136, and as further amended in Book 5380, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilson Sims and Linda B. Sims as tenants by the entireties by deeds of record at Instrument 20200619-0064963 and 20200619-0064964, Register's Office for Davidson County, Tennessee.

30265838.2

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

