Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Martin Thomas Sims and Amber Mason Sims **1206 Ferguson** **Nashville, TN 37212**	**Map/Parcel** **083 06 0 146.00**	**Martin Thomas Sims and Amber Mason Sims** **1206 Ferguson** **Nashville, TN 37212**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Amber Mason Sims (formerly known as Amber Lee Mason)** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Martin Thomas Sims and Amber Mason Sims, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **205A Scott Avenue, Nashville, TN 37206**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Amber Mason Sims
Affiant

Subscribed and sworn to before me this 9 day of MAY, 2021.

FRANK SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/6/2021

Karen Johnson Davidson County
Batch# 651938 DEEDQC
06/08/2021 12:33:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210608-0076754

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 9 day of MAY, 2021.

Amber Mason Sims

Amber Mason Sims

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 **Amber Mason Sims (formerly known as Amber Lee Mason)**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 9 day of MAY, 2021.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Beaumont Place, as of record in Book 332, Page 38, 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 Amber Lee Mason (now known as Amber Mason Sims) by Warranty Deed dated March 22, 2004, of record as Instrument Number 20040325-0033897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, including, but not limited to, the following:

1. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.