Information furnished by the parties.

This instrument Prepared By:

Kristen Menke, Attorney at Law
4235 Hillsboro Pike, Ste. 300
Nashville, Tennessee 37215

Name and Address of New Owner:
Christopher Bernard Simmons
5543 Edmondson Pike, Suite 164
Nashville, Tennessee 37211

Send Tax Bills to Grantee at:
P.O. Box 331262
Nashville, Tennessee 37203

Map & Parcel No.: 052040C00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the transfer of property pursuant to a marital dissolution agreement by and between Christopher Bernard Simmons, whose address is 5543 Edmondson Pike, Suite 164 ("Grantee"), and Lakisha Stewart Simmons, whose address is 5421 Incline Drive, Nashville, Tennessee 37211, ("Grantor"). I, Lakisha Steward Simmons, by these presents do hereby quitclaim and convey unto Grantee, Grantee's heirs and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ravenwood, of record in Instrument No. 20001211-0121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ricky Earps by deed of record in Instrument 20020228-0025654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

This is improved property known as 1805 Pallas Drive, Madison, Tennessee 37115.

To HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said CHRISTOPHER BERNARD SIMMONS, his heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned, LAKISHA STEWART SIMMONS, Grantor, has hereunto set her hand, this 20th day of June, 2018.

IN WITNESS WHEREOF, the undersigned, Christopher Bernard Simmons, Grantee, has hereunto set his hand, this 20th day of June, 2018.

Lakisha Simmons
LAKISHA STEWART SIMMONS

Simmons, Christopher Bernard
Christopher Bernard Simmons

Karen Johnson Davidson County
Batch# 654491 DEEDQC
06/10/2021 03:16:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210610-0078610

ACKNOWLEDGEMENT

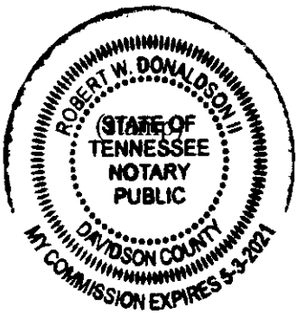
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lakisha Stewart Simmons, the undersigned authority, a Notary Public, in and for said State and County, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 20th day of June, 2018.

Notary Public: Robert W. Donaldson II

My commission expires:



ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christopher Bernard Simmons, the undersigned authority, a Notary Public, in and for said State and County, the within named Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 20th day of June, 2018.

Notary Public: Robert W. Donaldson II

My commission expires:



GRANTEE:

Simmons, Christopher bernard
Christopher Bernard Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTOR:

Affiant

Sworn to and subscribed before me this the 20th day of June, 2018.

Notary Public: Robert W. Donaldson II

My commission expires:

