Clerk: Please FILE FOR RECORD Recorders Use
WHEN RECORDED PLEASE RETURN TO
Temporary mailing location below,
Prepared by, simmons, christopher bernard
P.O. Box 331262
Nashville, Tennessee [37203]

Space above is for recording only

New Owner:

CJPH Simmons Family Trust

1805 Pallas Dr.
Madison, Tennessee [37115]

Map and Parcel No.

Map & Parcel No.: 052040C00100CO

QUITCLAIM DEED

This Quitclaim Deed is made on July 3, 2018 between **CHRISTOPHER BERNARD SIMMONS** and **CJPH Simmons Family Trust dated July 3, 2018** of Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), paid by hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CHRISTOPHER BERNARD SIMMONS, A SINGLE MAN**, hereinafter referred to as Grantor(s), by these presents do hereby remise, release, quitclaim, convey and transfer unto Grantee, Grantee's heirs and assigns (if applicable), all of Grantor's right, title, or interest held by the CHRISTOPHER BERNARD SIMMONS in the following describe real property and improvements to **James A. Simmons, Jr and Benjamin E. Simmons, Co-Trustees of the CJPH Simmons Family Trust dated July 3, 2018**, Grantee(s), to have and to hold forever to 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 **CJPH Simmons Family Trust dated July 3, 2018**, its heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same in unencumbered, except for current taxes, and restrictions and easements of record.

Send Tax Statements To:
CJPH Simmons Family Trust
5543 Edmondson Pike, Suite 164
Nashville, Tennessee [37211]

Karen Johnson Davidson County
Batch# 654491 DEEDQC
06/10/2021 03:16:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078611

IN WITNESS WHEREOF, the undersigned, Christopher Bernard Simmons, Grantor, has hereunto set her hand, this 3 day of July, 2018.

IN WITNESS WHEREOF, the undersigned, James A. Simons, Jr., Co-Trustee, Grantee, has hereunto set his hand, this 3 day of July, 2018.

IN WITNESS WHEREOF, the undersigned, Benjamin E. Simmons, Co-Trustee, Grantee, has hereunto set his hand, this 3 day of July, 2018.

Simmons, Christopher Bernard
Christopher Bernard Simmons

James A. Simmons, Jr., Authorized Representative

Benjamin E. Simmons, Authorized Representative

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christopher 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 3rd day of July, 2018.

Notary Public: Robert W. Donaldson II

My commission expires: 5/3/21

(stamp) ROBERT W. DONALDSON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James and Benjamin 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 3rd day of July, 2018.

Notary Public: Robert W. Donaldson II

My commission expires: 5/3/21

(stamp) ROBERT W. DONALDSON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

GRANTOR:

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 Zero Dollars ($0).

GRANTEE:

James A. Simmons, Jr., Authorized Representative

Benjamin E. Simmons, Authorized Representative

Sworn to and subscribed before me this the 3rd day of July, 2018.

Notary Public: Robert W. Donaldson II

My commission expires: 5/3/21

(stamp) ROBERT W. DONALDSON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021