Karen Johnson Davidson County
Batch# 663474 DEEDQC
06/24/2021 08:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210624-0085267

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

# QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Reggie T. Sims, Sr.
430 Cedarcliff Road
Antioch, TN 37013

Property Tax ID#: 150-50-0-147.00
File #: TN684625

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **REGGIE T. SIMS, SR., who acquired title as REGGIE T. SIMS, a married man, and SHERIKA R. SIMS, an unmarried woman,** as Grantor, hereby convey all rights, titles and interests that I may have in to **REGGIE T. SIMS, SR., a married man** as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 150-50-0-147.00

Property Address: 430 Cedarcliff Road, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 15 day of January, 2020.

Reggie T Sims
REGGIE T. SIMS, SR.,
who acquired title as REGGIE T. SIMS

Sherika R. Sims
SHERIKA R. SIMS

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, REGGIE T. SIMS, SR., who acquired title as REGGIE T. SIMS and SHERIKA R. SIMS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of January, 2020.

See Attached
Notary Public
My Commission expires: March 6, 2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Reggie T. Sims
Sherika R. Sims

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Commission Exp. March 6, 2024
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 15th day of January 2020.

Notary
My Commission expires: March 6, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

State of Tennessee

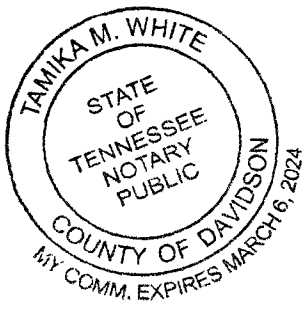
County of Davidson

On this 15th day of January 2021, before me personally appeared Kuggut Sims Sr and Sherika R. Sims, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of January 2021.

Tamika M White
Notary's Signature

Seal




My commission expires: March 6, 2024

# EXHIBIT "A"

The following real property located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 234 on the Plan of Cherry Hills Subdivision, Section IV, as of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reggie T. Sims and wife, Sherika R. Sims by Deed from Somsouk Sayaxoumphou and Nomekco Sayaxoumphou, dated 8/15/2007 and recorded 9/14/2007 in Instrument 20070914-0110281, Register's Office for Davidson County, TN.

Commonly Known As: 430 Cedarcliff Road, Antioch, TN 37013
Parcel ID: 150-50-0-147.00

## True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-9-25

Notary Seal (if on paper)

