Karen Johnson Davidson County
Batch# 673258 DEEDQC
07/08/2021 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092033

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049
No title search performed

Address of New Owner	Send Tax Bills To:	Map/Parcel
5107 Briarwood Drive LLC	**LeShaun V. Sims**	
5107 Briarwood Dr.	**463 Pointe Sur Ave.**	**147-10-0-081**
Nashville, TN 37211	**Las Vegas, NV 84138**	

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 26th day of July, 2021, by and between **LeShaun V. Sims** (hereinafter "Grantor") and **5107 Briarwood Drive LLC** (hereinafter "Grantee").

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantor, convey(s) and quitclaim(s) all his interest and all of his right, title, and interest, marital or otherwise, to Grantee the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, page 16, Register's Office for said County.
>
> Said Lot No. 326 fronts 103 feet on the southerly margin of Briarwood Drive and runs back between lines measuring 225.1 feet on the northwesterly and 202.6 feet on the southeasterly side of a line in the rear on which it measures 97.7 feet.
>
> Being the same property conveyed to Rodney Fortner and Alexander Rivera, Joint Tenants with Right of Survivorship by Deed dated April 17, 2018 from Rodney Fortner, unmarried, recorded April 20, 2018, in Instrument Number 20180420-0147710, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to LeShaun V. Sims, unmarried, from Rodney Fortner and Alexander Rivera, Joint Tenants with Right of Survivorship, recorded September 22, 2020, in Instrument Number 20200922-0108677, in the Official Records of 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.

This is improved property known as **5107 Briarwood Dr. Nashville, TN 37211.**

The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **LeShaun V. Sims**, has hereunto set his hand on this the 25th day of May 2021.

LESHAUN V. SIMS, Grantor

STATE OF Nevada)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LeShaun V. Sims,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____ this 25th day of May 2021.

NOTARY PUBLIC

My Commission Expires: May 31, 2022

ALEXANDER D. ALANIS
Notary Public-State of Nevada
Appointment No. 18-2768-1
My Appointment Expires May 31, 2022

STATE OF Nevada)
COUNTY OF Clark)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **LESHAUN V. SIMS, as authorized agent for 1903 Fern Drive LLC**

Subscribed and sworn to before me this 25th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: May 31, 2022

ALEXANDER D. ALANIS
Notary Public-State of Nevada
Appointment No. 18-2706-1
My Appointment Expires May 31, 2022

True Copy Certification

I, James Cobb, 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.

Date of Signing: 5/25/21

Signature

7-7-21

Document Execution Date

State of Tennessee

County of Sumner

Personally appeared before me, ~~[Name of Notary]~~ Joseph Jeffers, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

7-7-21

Notary's Signature

My Commission Expires: 12-17-24

Notary's Seal (if on paper)

JOSEPH C JEFFERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024