QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 707521 DEEDQC
08/31/2021 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210831-0117311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tina M. Quinn	New Owners	120-02-0-027.00
1223 Kermit Drive		
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Julia S. Simpson,** "the Grantor," by these presents does hereby quitclaim and convey unto **Tina M. Quinn,** a single person, "the Grantee," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 254 on the map of Miro Meadows as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 90 feet on the southerly side of Kermit Drive and extends back 132 feet on the easterly line and 138.3 feet on the westerly line to a dead line in the rear which measures 90.25 feet thereon.

Being the same property conveyed to Tina M. Quinn by Quitclaim Deed from Kevin P. Quinn, of record in Book 8669, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia S. Simpson, by Quitclaim Deed from Tina M. Quinn, of record in Book 10959, Page 604, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1223 Kermit Drive, Nashville, TN 37217.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30th day of August, 2021.

Julia S. Simpson

Julia S. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Julia S. Simpson**, the bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 31th day of August 2021.

My commission expires: 10/31/24

Kandice Eubanks
Notary Public

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/30/2021 (date of document).

Affiant Signature

8/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of August, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON