This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
Chapple Building
5115 Maryland Way
Suite 301
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 749721 DEEDQC
11/04/2021 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211104-0147817

The actual consideration or value whichever is greater for this transfer is $-0-.

AFFIANT

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Sworn to and subscribed before me on the 30th day of September, 2019.

NOTARY PUBLIC

My commission expires: 3/8/22

LEE ANN EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
YVONNE R. SIMS 4127 Moss Rose Drive Nashville, TN 37216	Same	062-13-0-086.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, BRANDON N. SIMS, now a single person, by these presents do hereby quitclaim and convey unto YVONNE R. SIMS, now a single person, to her heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Being Lot Nos. 25 and 26 on the Map of George I. Wadey's Subdivision of the W.M. Morgan 18.25 acre tract, of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots adjoin and front together 155 feet on the west side of Moss Rose Drive, Nashville, TN 37216.

Being the same property conveyed to Brandon N. Sims and Yvonne R. Sims by Quitclaim Deed from Brandon N. Sims and Yvonne R. Sims, as of record in Instrument 20120106-0001592, Register's Office for Davidson County, Tennessee. The said Brandon Neil Sims and Yvonne Renee Sims being granted a divorce by the Fourth Circuit Court on the 2nd day of October, 2019 in Davidson County, Tennessee, Docket No. 17D-1749, and this conveyance is a further division of the marital estate pursuant to the Order of the Fourth Circuit Court.

This is improved property known as 4127 Moss Rose Drive, Nashville, TN 37216.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

The said Brandon N. Sims and Brandon Neil Sims is one and the same person.

The said Yvonne R. Sims and Yvonne Renee Sims is one and the same person.

Witness my hand on the 6th day of September, 2019.

BRANDON NEIL SIMS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON NEIL SIMS, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee on the 6th day of September, 2019.

NOTARY PUBLIC

LEE ANN EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

My commission expires: 3/8/22

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne