This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 774970 DEEDQC
12/16/2021 12:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211216-0166454

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
Vicki Crook	205 Overcrest Ct.	Map: 147
205 Overcrest Ct.	Nashville, TN 37211	Group: 6
Nashville, TN 37211	Attn: Charles R. Sims	Parcel: 79.00

QUITCLAIM DEED

This quitclaim deed is made this 3rd day of December 2021, by **Charles R. Sims, individually,** being the survivor of Charles R. Sims and wife, Mary M. Sims, Grantor, of the City of Nashville, County of Davidson, State of Tennessee, to **Vicki Crook,** Grantee, of the City of Nashville, County of Davidson, State of Tennessee. Mary M. Sims having passed away on October 21, 2020, and the property having been held in Tenancy by the Entirety. Mary M. Sims death certificate is included herein as **Exhibit "B"** to this deed.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Vicki Crook**, all of his right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached

hereto and incorporated herein as **Exhibit "A"** subject to the reservation of a life estate made in this instrument.

Grantor reserves to himself the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above-granted premises for and during the natural lifetime of Grantor.

This is improved property commonly known as 205 Overcrest Court, Nashville, Tennessee 37211. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantor has executed this deed on the date first written above.

Charles R. Sims
Grantor

DONNA J. COPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Charles R. Sims**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public
My commission expires 03-12-2024

The actual consideration or value for this transfer is $ 0.00

Vicki Crook, Grantee

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary Public
My commission expires 03-12-2024

DONNA J. COPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Exhibit A — Property Description

Land located in Davidson County, Tennessee more particularly described as follows:

Being Lot 35 on the Plan of Section I, Revised, Caldwell Hall, as of record in Book 2900, Page 57, Register's Office of Davidson County, Tennessee to which reference is made for a more complete description.

Said Lot 35 fronts 97.79 feet on the Southerly side of Overcrest Court, as measured around a curve, and runs back 125.3 feet on the West line and 158.7 feet on the East line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Charles R. Sims and wife, Mary M. Sims by deed from Valeriy P. Mitsky and wife, Nina N. Mitsky dated December 27th, 1994 and of record in Book 9557, Page 535, Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed to Valeriy P. Mitsky and wife, Nina N. Mitsky by deed from Eli B. Landrum and wife, Barbara G. Landrum of record in Book 8798, Page 911, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
Office of Vital Records

SUPPLYJUSTICE.COM

EXHIBIT B

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 065706

1. Decedent's Legal Name: MARY MAUDE SIMS		2. Sex: FEMALE	3. Date of Death: 10/21/2020
4. Time of Death (Approx.): 10:30	5a. Age: 80	6. Date of Birth: 10/25/1939	7. Birthplace: LIVE OAK, FL
8a. Place of Death: DECEDENTS HOME			
8b. Facility Name: 205 OVERCREST CT.	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): CHARLES R. SIMS	11a. Decedent's Usual Occupation: OWNER	11b. Kind of Business/Industry: CLOTHING STORE
12. Social Security Number: -6253	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 205 OVERCREST CT.	13e. Inside City Limits?: YES	13f. Zip Code: 37211	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: CHESTER HOLLEY	19. Mother's Name Prior to First Marriage: MARY MCCOOK		
20a. Informant's Name: CHARLES R. SIMS	20b. Relationship to Decedent: SPOUSE	20c. Mailing Address: 205 OVERCREST CT., NASHVILLE, TN 37211	
21a. Method of Disposition: ENTOMBMENT	21b. Place of Disposition: WOODLAWN MEMORIAL PARK	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ JAMES R PADGETT	22b. License Number: 5534	22c. Signature of Embalmer: /e/ Michelle Petrino-Givens	22d. License Number: 4186
23a. Name and Address of Funeral Home: WOODLAWN-ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 660 THOMPSON LANE, NASHVILLE, TN 37204-0407			23b. License Number: 933
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 10/24/2020	

26. Certifier

26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: /e/ ANH THI MEADOWS	27b. License Number: 045572	27c. Date Signed: 10/22/2020

27d. Name and Address: ANH THI MEADOWS 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. MYELODYSPLASTIC SYNDROME WITH TRANSFORMATION INTO ACUTE MYELOID LEUK.	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH-1659E RDA 10112

12528159

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper, showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 5 2 8 1 5 9

Date Issued: Oct-26-2020

CERTIFICATION OF VITAL RECORD

202112160166454

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian 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 12/3/21.

Affiant Signature

12/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON