THIS INSTRUMENT PREPARED BY:
Copper Title
120 S. Central Ave, Suite 160
St. Louis, MO 63105

Karen Johnson Davidson County
Batch# 792160 DEEDQC
01/18/2022 11:23:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220118-0006676

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) T Terry Wayne Sims	(NAME) JLB Corporation DBA Golden Oak Lending, ISAOA	087 02 0A 007.00
(STREET ADDRESS OR ROUTE NUMBER) 417 Landings way	(STREET ADDRESS) 11737 Administration Dr	
(CITY) (STATE) (ZIP) Mount Juliet TN 37122	(CITY) (STATE) (ZIP) St. Louis, MO 63146	

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, Terry Wayne Sims, **unmarried** hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto Terry Wayne Sims, Sr. a person **unmarried** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any

STATE OF Tennessee
COUNTY OF Wilson The actual consideration for this transfer is $0.00

Affiant Terry Wayne Sims

Affiant Adrian Penner

Subscribed and sworn to before me this the 7 day of January, 2022

(Affix Seal) Notary Public Stacie Robinson

My commission expires: 12/7/24

STACIE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/7/2024

STATE OF TENNESSEE }
} ss.
COUNTY OF Wilson }

On this 7 day of January, 2022, before me personally appeared Terry Wayne Sims , **unmarried** , to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public Stacie Robinson
My Term Expires: 12/7/24

STACIE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/7/2024

EXHIBIT A
Legal Description

Property known as 417 Landings Way Mount Juliet, TN 37122, County of Davidson

Land in Davidson County, Tennessee, being Lot 7 Cobblestone Landing Phase 1, as shown on plat of record in Instrument No. 20050822-0099471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry Wayne Sims, an unmarried man, by deed from Maria Paiement, unmarried dated 6/18/2010, recorded 6/28/2010 filed of record in Instrument No. 20100628-0050200, said Register's Office.

Terry Wayne Sims is also known as Terry Sims.

Tax Map and Parcel ID is as follows 087 02 0A 007.00