RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT211200411

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 798063 DEEDQC
02/01/2022 10:38:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011443

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Tricia Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2022

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Victory Title & Escrow, LLC, 695 President Place, Suite, 203, Smyrna, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward Monroe Simmons, Sr. 1216 North 7th Street Nashville, TN 37207	SAME	071-16-0-230.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDWARD M. SIMMONS AND ROSALYN SIMMONS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

EDWARD MONROE SIMMONS, SR. AND ROSALYN SIMMONS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the south 9.5 feet of Lot No. 184, all of Lot No. 185 and the north 3 feet of Lot No. 186, Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lots adjoin and front together 42.5 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Edward M. Simmons and Rosalyn Simmons, husband and wife, as tenants by the entirety, by Quitclaim Deed from Edward M. Simmons, a married man, joined by his spouse, Rosalyn Simmons, dated 5/4/2017 and recorded 5/12/2017 in Instrument No. 20170512-0047540; and being the same property previously conveyed to Edward M. Simmons by Warranty Deed from Nashville Homestead Corporation, dated 3/26/1999 and recorded 4/5/1999 in Book 11415, Page 511, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as 1216 North 7th St., Nashville, TN 37207

WITNESS MY HAND THIS 26 DAY OF JANUARY, 2022

EDWARD M. SIMMONS **ROSALYN SIMMONS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward M. Simmons and Rosalyn Simmons, husband and wife,the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of January, 2022.

Commission Expires: 11-20-2023

Notary Public

