Karen Johnson Davidson County
Batch# 833632 DEEDQC
04/01/2022 03:01:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20220401-0038285

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Kenneth Russell
AFFIANT – Kenneth Russell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2022

JUSTIN KNOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/8/25

My Commission Expires Sept. 8, 2025

THIS INSTRUMENT PREPARED BY: Old Republic National Title Insurance Company
1408 North Westshore Blvd, Suite 900, Tampa FL 33607

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jairo E. Prado Susan L. Prado 2310 Alpine Avenue Nashville, TN 37218	Jairo E. Prado Susan L. Prado 2310 Alpine Avenue Nashville, TN 37218	Map: 070 Group: 09 Parcel No. 0059.00

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Johnny Wayne Simmons and Carolyn Russell, by Kenneth Russell as Conservator/Attorney-in-Fact, as sole heirs of Cleota Simmons, who died intestate** hereinafter called the GRANTOR, has bargained and sold, and by these presents do remise, release and QUITCLAIM unto

Jairo E. Prado and Susan L. Prado, husband and wife, hereinafter referred to as "GRANTEES", their heirs and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being originally part of the Derineger Lot on the Plan of H.E. Simpkins, division of the L.G. Curtis lands, as of record in Book 547, Page 39, Register's Office for Davidson County Tennessee. Beginning at a point on the easterly margin of Alpine, corner of Henderson , at a point 66 feet from the intersection of Alpine Avenue and Lincoln Avenue, thence in an easterly direction and parallel with Lincoln Avenue 150 feet to a point; thence in a southerly direction and parallel with Alpine Avenue 67 feet to a point; thence in a westerly direction and parallel with Lincoln Avenue 150 feet to a point on Alpine Avenue; thence Northerly 67 feet to the beginning.

* J.D. Simmons is now deceased."

Being the land conveyed to J.D. Simmons and wife, Cleota Simmons, by Warranty Deed from Frasier Higdon and wife Evelyn Warine Higdon by deed of record in Record Book 1969, Page 441, Register's Office Davidson County, Tennessee, which land was previously conveyed to said Frasier Higdon and wife Evelyn Warine Higdon by deed from Sam M. Weems and wife, deed of record in Record Book 1969, Page 171, Register's Office Davidson County, Tennessee

This improved property is known as 2310 Alpine Avenue, Nashville, TN 37218

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of March, 2022

Kenneth Russell

Carolyn Russell, by Kenneth Russell, As
her Conservator/Attorney-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carolyn Russell, by Kenneth Russell as Conservator/Attorney-in-Fact**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of March, 2022.

Notary Public Justin Knox
My commission expires: 9/8/2025

JUSTIN KNOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

202204010038285

WITNESS my hand on this Quitclaim Deed this the 18 day of August, 2021.

JOHNNY SIMMONS

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared JOHNNY SIMMONS, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand on the 18 day of AUGUST, 2021.

MARK LITES
Notary Public
STATE OF TEXAS
ID#124499907
My Comm. Exp. July 5, 2023

NOTARY PUBLIC

My Commission Expires: 7-5-23

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