Karen Johnson Davidson County
Batch# 867738 DEEDQC
06/06/2022 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220606-0064843

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Terry G. & Elaine T. Simmons Family Trust c/o Terry G. & Elaine T. Simmons, Trustees 907 Emily Drive Goodlettsville, TN 37072	Same	Map-25-7 Parcel-23

FOR AND IN CONSIDERATION of other monetary consideration, we, Terry G. Simmons and Elaine T. Simmons, married, (the "Grantors"), do hereby quitclaim, transfer and convey all our interest in and to the following described property to The Terry G. & Elaine T. Simmons Family Trust (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section III, Ranchwood Estates, of record in Book 3300, Page 59, in the Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elaine T. Simmons, by Earl G. Crick etr us Ramona L. Crick, by Deed of Record dated June 1, 1981 in Book 5751, Pages 230-232, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 11 day of May, 2022.

Elaine T. Simmons
ELAINE T. SIMMONS

TERRY G. SIMMONS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Elaine T. Simmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 11 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Terry G. Simmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 1 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN CODE ANN. § 67-4-409(a)(3)(F), and valuation unto pursuant to TENN CODE ANN. § 67-4-409(a)(5).

Affiant

Sworn to and subscribed before me
This 1 day of June, 2022.

Christina Baker
Notary Public

My Commission Expires: 07.24.24



HEN 2328048.1

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 May 11, 2022.

Affiant Signature

05.11.22
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature

My Commission Expires: 07.24.24.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202206060064843