PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 871664 DEEDQC
06/15/2022 09:41:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220615-0068178

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Angeline Beard-Mimms

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2022.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angeline Beard Mimms	Geneva Financial, LLC	Map: 07508021600
(NAME) 689 Dutchmans Dr.	(NAME) 180 S. Arizona Ave., Ste 310	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Chandler, AZ 85225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN S. MIMMS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELINE BEARD MIMMS AKA ANGELINE BEARD-MIMMS, MARRIED,

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

Land in Davidson County, Tennessee, being all of Lot No. 25, on the Plan of Hunters Hill, Section 1, of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angeline Beard-Mimms, married woman, by deed from Ramona K. Hicks, a single person, of record in Instrument No. 20161212-0130184, dated December 9, 2016, Register's Office for said County.

Angeline Beard-Mimms and Angeline Beard Mimms being one and the same person.

This is improved property, known as 689 Dutchmans Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 my hand this 14th day of June, 2022.

Brian S. Mimms

Brian S. Mimms

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 Brian S. Mimms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2022.

My Commission Expires: 3/6/24

Notary Public

