Karen Johnson Davidson County
Batch# 888755 DEEDQC
07/14/2022 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220714-0080905

After Recording Return to:
Martha D. Simmons and
Richard R. Simmons
2152 Riverway Dr.
Old Hickory TN 37138

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
053 06 0A 086.00

QUITCLAIM DEED

(the purpose of this deed is to update vested party's name
Grantors and Grantees are the same with the same proportionate interest)

New Owner/ Property Being Conveyed
Martha D. Simmons
Richard R. Simmons
2152 Riverway Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 27 day of June, 2022, between MARTHA D. SIMMONS, also known as Martha Simmons and RICHARD R. SIMMONS, also known as Richard Simmons, wife and husband, residing at 2152 Riverway Drive, Old Hickory, TN 37138, collectively hereinafter referred to as "**Party of the First Part**" and MARTHA D. SIMMONS and RICHARD R. SIMMONS, wife and husband, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 86, ON THE PLAN OF PHASE TWO, WATERFORD SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MARTHA SIMMONS AND RICHARD SIMMONS, WIFE AND HUSBAND, BY QUITCLAIM DEED FROM MARTHA SIMMONS,

ALSO KNOWN AS MARTHA D. SIMMONS, A MARRIED WOMAN, RECORDED 12/11/2013 AS INSTRUMENT NO. 20131211-0125344 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2152 Riverway Drive, Old Hickory, TN 37138
The legal description was obtained from a previously recorded instrument.

Martha D. Simmons, also known as Martha Simmons signs herein by and through her Attorney in Fact, Richard R. Simmons by that Power of Attorney recorded in Book _____, Page 202207140080904 or concurrently herewith in the official records of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Martha D. Simmons by Richard R. Simmons

MARTHA D. SIMMONS, also known as Martha Simmons, by and through her Attorney-in-Fact Richard R. Simmons

RICHARD R. SIMMONS, also known as Richard Simmons as her attorney in fact.

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 27 day of June, 2022, before me personally appeared RICHARD R. SIMMONS, as Attorney-in-Fact for MARTHA D. SIMMONS, also known as Martha Simmons and RICHARD R. SIMMONS, also known as Richard Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

TONYA GREEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public My Commission Expires: 5/18/25

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Martha D. Simmons by Richard R. Simmons

MARTHA D. SIMMONS, also known as Martha Simmons, by and through her Attorney-in-Fact Richard R. Simmons

RICHARD R. SIMMONS, also known as Richard Simmons as her attorney in fact.

Subscribed and sworn to before me this 27 day of June, 2022.

TONYA GREEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public My Commission Expires: 5/18/25

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Kay McClure, 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 June 27th, 2022 (date of document).

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Kay McClure
Affiant Signature

July 12, 2022
Date

State of California

County of Placer

Sworn to and subscribed before me this 12 day of July, 2022.

Abbey Bunch
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Abigail Lee Bunch
COMM # 2308979
SUTTER County
California Notary Public
Comm Exp Oct. 17, 2023

202207140080905