QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Wayne Ross Simmons & Elizabeth Anne Simmons, Trustees of the Simmons Tennessee Community Property Trust 401 Blakely Court Franklin, TN 37064	same	Map: 051-04-0 Parcel: 082.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
)
The actual consideration for this transfer is $-0-.)

Wayne R Simmons)
WAYNE ROSS SIMMONS, Trustee)
Affiant)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,)
this 14 day of July, 2022.)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires: March 19, 2023.)

Karen Johnson Davidson County
Batch# 890771 DEEDQC
07/19/2022 09:40:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220719-0082553

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Wayne R. Simmons, married, "Grantor," by these presents, does hereby quitclaim and convey unto WAYNE ROSS SIMMONS AND ELIZABETH ANNE SIMMONS AS TRUSTEES OF THE SIMMONS TENNESSEE COMMUNITY PROPERTY TRUST, dated July 14, 2022, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

BEING the southerly 40.66 feet of Lot No. 21, all of Lot No. 20, and the northerly 9.65 feet of Lot No. 19, on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

SAID Lot and parts of Lots adjoin and front together 105.64 feet on the easterly side of a 40 foot street shown on said plan, adjacent to Gallatin Road, and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Wayne R. Simmons, married, by Warranty Deed from James K. Waller, married, of record in Instrument Number: 20090824-0079605, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 Gallatin Road, Madison, Tennessee 37115.

Wayne R. Simmons is married to Elizabeth Anne Simmons.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of July, 2022.

Wayne R. Simmons
WAYNE R. SIMMONS

Elizabeth Anne Simmons
ELIZABETH ANNE SIMMONS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYNE R. SIMMONS and wife, ELIZABETH ANNE SIMMONS, with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 14 day of July, 2022.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 19, 2023.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY