LD-328838

Karen Johnson Davidson County
Batch# 900540 DEEDQC
08/08/2022 02:32:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220808-0090166

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	Clark D. Simmons Jr. and Fannie Simmons 3104 Cedarcliff Circle, Antioch, TN 37013	150-05-0-346-00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Clark D. Simmons Jr. and Fannie Simmons, husband and wife, whose address is 3104 Cedarcliff Circle, Antioch, TN 37013 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Clark D. Simmons Jr., joined in execution by spouse, Fannie Simmons, whose address is 3104 Cedarcliff Circle, Antioch, TN 37013, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING LOT NO. 75 SUBDIVISION PLAN FOR PHASE 1, FOREST VIEW PARK, SECTION V, OF RECORD IN PLAT BOOK 6250, PAGE 203, AMENDED OF RECORD IN PLAT BOOK 6365, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 07/26/2017 at Instrument Number 20170726-0075856 in the Register's Office of Davidson County, Tennessee.

Commonly known as 3104 Cedarcliff Circle, Antioch, TN 37013. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Doma Insurance Agency, Inc. ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

File No. LD-328838

GRANTOR(S):

Fannie Simmons

Fannie Simmons

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Fannie Simmons, notary public, Fannie Simmons, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Monica Greer

Notary Public

Monica Greer

Notary Public Name (Printed)

My Commission Expires: My Commission Expires June 22, 2026

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GRANTOR(S):

Clark D. Simmons Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Monica Greer, notary public, Clark D. Simmons Jr., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Monica

Notary Public

Monica Greer

Notary Public Name (Printed)

My Commission Expires: My Commission Expires June 22, 2026

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Clark D. Simmons Jr.

Fannie Simmons

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Monica Greer, notary public, Clark D. Simmons Jr. and Fannie Simmons, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Monica

Notary Public

Monica Greer

Notary Public Name (Printed)

My Commission Expires: My Commission Expires June 22, 2026

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(For Recording Data Only)

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):
Clark D. Simmons Jr. and Fannie Simmons, husband and wife

Clark D. Simmons Jr.

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Monica Greer, notary public, _____, the _____ of Clark D. Simmons Jr. and Fannie Simmons, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Monica G

Notary Public

Monica Greer

Notary Public Name (Printed)

My Commission Expires: My Commission Expires June 22, 2026

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(For Recording Data Only)

Exhibit "A" Legal Description

BEING LOT NO. 75 SUBDIVISION PLAN FOR PHASE 1, FOREST VIEW PARK, SECTION V, OF RECORD IN PLAT BOOK 6250, PAGE 203, AMENDED OF RECORD IN PLAT BOOK 6365, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

APN: 150-05-0-346-00

Tennessee Certification of Electronic Document

I, Jing Chen, 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 8/1/22 (date of document).

Affiant Signature

8/3/22
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Please see attached

ACKNOWLEDGMENT

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.

State of California
County of Orange)

On 8/3/22 before me, Sugand Faraji, notary public
(insert name and title of the officer)

personally appeared Jing Chen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUGAND FARAJI
COMM. #2311949
NOTARY PUBLIC -CALIFORNIA
ORANGE COUNTY
My Comm. Expires November 8, 2023

Signature _____ (Seal)