THIS INSTRUMENT WAS PREPARED BY:
Robert H. Lewis, Jr.
Attorney at Law
2412 Eugenia Ave.
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 905087 DEEDQC
08/18/2022 01:14:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220818-0093757

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
CRISTINE SIMMONS **2901 Steamboat Drive** **Nashville, TN 37214**	**SAME**	**062 02 0A 094.00**

FOR THE SOLE PURPOSE of releasing and quitclaiming to CRISTINE SIMMONS any and all of my interest in and to the real property hereinafter described, for the sum of TEN DOLLARS ($10.00), I BRANDY SIMMONS, by these presents do hereby quitclaim and convey unto CRISTINE SIMMONS, solely and individually as GRANTEE, and to her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land, to-wit:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 94 on the Plan of River Trace Estates, Phase 1, Section II, of record in Book 6900, Page 158 and 159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by Deed dated November 27, 1990, and recorded in Book 8327, Page 632, Office of the Register, County of Davidson, State of Tennessee.

Being the same property acquired by William J. Simmons, from Jack Kemp, Secretary of the Department of Housing and Urban Development, Washington, D.C., by Cash Deed dated July 26, 1991 and recorded in Book 8414, Page 418, Office of the Register, County of Davidson, State of Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, either of record in the Register's Office for Davidson County, Tennessee or otherwise.

This is improved property, with the mailing address of 2901 Steamboat Drive, Nashville, Tennessee 37214, but is referenced for tax purposes as 2921 Delta Queen Drive, Nashville, Tennessee 37214.

Current Source of Title: Book 9144 Page 527

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of August 2022.

BRANDY SIMMONS
Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named BRANDY SIMMONS, the 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 official seal at Nashville, Tennessee, this 10 day of August 2022.

L. Aeg II
NOTARY PUBLIC
My Commission Expires: 9/8/25

LAWRENCE SEGREE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, of this transfer is $10.00.

Affiant

Sworn to and subscribed before me this 12th **day of** August, **2022.**

NOTARY PUBLIC
My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY