Karen Johnson Davidson County
Batch# 915801 DEEDWARR
09/13/2022 08:40:44 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220913-0101997

Map & Parcel: 104 04 0E 505.00

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

WARRANTY DEED

Property Address & New Owner:
HUGH M. SIMS III or
STACEY S. SIMS, Trustees of the
SIMS REVOCABLE LIVING TRUST
1101 18th Avenue South, Unit 505
Nashville, TN 37212

Mail Tax Statement to:
Hugh M. Sims III
Stacey S. Sims
2060 Quail Run Drive
Bowling Green, KY 42104

The **GRANTORS, HUGH SIMS and STACEY SIMS, married**, as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HUGH M. SIMS III or STACEY S. SIMS, Trustees of the SIMS REVOCABLE LIVING TRUST, dated December 18, 2012

The SIMS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to HUGH SIMS and STACEY SIMS, married, by Warranty Deed of record at Instrument Number 20160706-0069086 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell,

mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed 26 day of August, 2022, by the undersigned.

HUGH ~~SIMS~~

STACEY SIMS

COMMONWEALTH OF KENTUCKY

COUNTY OF Warren

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HUGH SIMS** and **STACEY SIMS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/2/26

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

COMMONWEALTH OF KENTUCKY

COUNTY OF Warren

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Stacy S. Sin
AFFIANT

Subscribed and sworn to before me this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/2/26

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 505 of 1101 Eighteenth Avenue South, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue South of record in Instrument Number 20060807-0096688 and re-recorded as Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Parking Space No. 41 is included as an appurtenance to this Unit. This appurtenence is deeded with the Unit and is not transferable in any fashion except a transfer of the Unit.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

COMMONWEALTH OF KENTUCKY

MICHAEL G. ADAMS

SECRETARY OF STATE

NOTARY PUBLIC CERTIFICATE

To All To Whom These Presents Shall Come, Know Ye That:

KEISJIA MEREE MITCHELL

Commission Number KYNP46016

having been duly qualified, is hereby appointed and commissioned

NOTARY PUBLIC

In and for the Commonwealth of Kentucky and is hereby vested with full power and authority to execute and discharge the duties of the said office according to law, and to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for a term of four years beginning March 2, 2022 and ending March 2, 2026.

COMMONWEALTH OF KENTUCKY
UNITED WE STAND
DIVIDED WE FALL

Michael G. Adams

Secretary of State