This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
5-14699-RC

Karen Johnson Davidson County
Batch# 919958 DEEDQC
09/21/2022 02:29:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220921-0105056

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-16-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alyce Simmons 212 Myrtle St. Nashville, TN 37206	New Owner	082122C00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Ida Etta Gregory, AKA Ida Gregory-Barnes, unmarried, Eric Barnes, unmarried, Erin Barnes, unmarried, Earl Barnes, Jr.,, unmarried, and Deborah Landers, unmarrieed** ("Grantor") do hereby quitclaim and convey unto **Alyce Simmons, unmarried** ("Grantee"), her heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Myrtle and Smiley a Horizontal Property Regime with Private Elements, of record as instrument No. 20211124-0156159, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211124-0156159, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alyce Simmons and Louise Barnes, by Warranty Deed from Metro Development Housing Authority, dated May 14, 2002 and recorded on June 5, 2002, of record in Instrument No. 20020605-0068233, Register's Office for Davidson County, Tennessee.

Said Louise Barnes having since passed on January 11, 2011. Her heirs at law being Alyce Simmons, Ida Etta Gregory, AKA Ida Gregory-Barnes, Eric Barnes, Erin Barnes, Earl Barnes, Jr., William Barnes, and Deborah Landers, as evidenced in Affidavits of Heirship of record in Instrument No. 20211221-0168480 & 20211221-0168481, Register's Office for Davidson County, Tennessee.

Said William Barnes having since passed on January 13, 2022. His heirs at law being Alyce Simmons, Eric Barnes, Erin Barnes, Earl Barnes, Jr., and Deborah Landers, as evidenced in Affidavits of Heirship of record in Instrument No. 20220622-0071355 & 20220622-00713556, Register's Office for Davidson County, Tennessee.

This is improved property located at: **212 Myrtle Street, Nashville, TN 37206.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

[signature pages to follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2022.

Ida Etta Gregory, AKA Ida Gregory-Barnes

STATE OF CALIFONIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ida Etta Gregory, AKA Ida Gregory-Barnes, within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2022.

Notary Public
My Commission expires: MAR 29 2024

PRAGYA SHARMA
COMM. # 2325712
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 29, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2022.

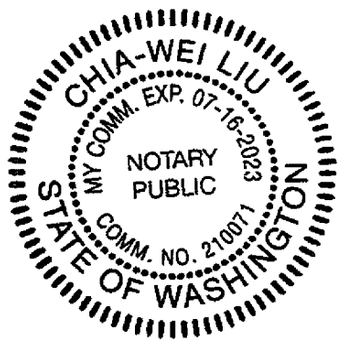
Deborah Landers

Deborah Landers

STATE OF WASHINGTON
COUNTY OF KING

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Landers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2022.



Chia-Wei Liu.
Notary Public
My Commission expires: 07/16/2023.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st August day of ~~July.~~ 2022.

Eric Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Barnes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st August day of ~~July,~~ 2022.

Notary Public
My Commission expires: 3-6 2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of ~~July~~ August, 2022.

Erin Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Barnes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1 day of ~~July~~ August, 2022.

Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202209210105056

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of ~~July~~ August 2022.

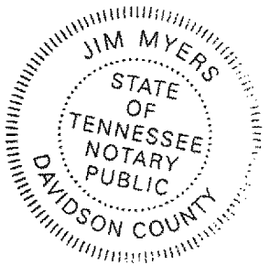
Earl Barnes, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl Barnes, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of ~~July~~ August, 2022.

Notary Public
My Commission expires: 11-6-2024



202209210105056

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 21, 2022

Storey Carver
Affiant Signature

9/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

