Karen Johnson Davidson County
Batch# 930105 DEEDQC
10/17/2022 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221017-0113056

2120530

QUITCLAIM DEED

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 6th DAY OF Oct., 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-3-2025

BS-SGA-22-3628B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Simiyu	**New Owner**	
(NAME)	(NAME)	**050-06-0D-002.00-CO**
146 Southridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Simiyu and James A. Fineman,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Paul Simiyu,** hereinafter called the Grantee, his heirs, successors and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of a Thirtysix-Twentyeight Village Trail Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Thirtysix-Twentyeight Village Trail, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. **20220729-0086630**, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed from **Kurt Denny** by Warranty Deed to **Paul Simiyu and James A. Fineman,** of record in Instrument No. **20220623-0071908**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3628B Village Trail, Nashville, Tennessee 37207**.

Witness my hand this the 6th day of Oct., 2022.

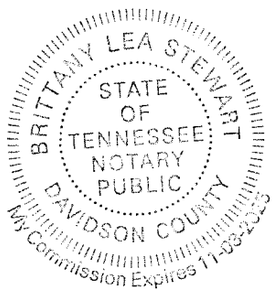
Paul Simiyu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Paul Simiyu,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of Oct., 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



Witness my hand this the 6th day of October, 2022.

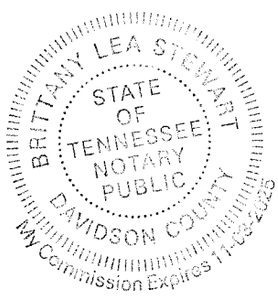
James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Fineman,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



Tennessee Certification of Electronic Document

I, Lacy Perkins, 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 10/06/2022 (date of document).

Lacy Perkins
Affiant Signature

10/14/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of October, 2022.

Karen Cecil
Notary's Signature

KAREN CECIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: August 19, 2025