Karen Johnson Davidson County
Batch# 956830 DEEDQC
12/30/2022 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221230-0133945

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF22499362

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, Attorney at Law, o/b/o BC Law Firm, P.A,
112 KINGSTON STREET B LENOIR CITY, TN 37771
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ORLANDO L SIMMONS AND IDA SWEATT	ORLANDO L SIMMONS AND IDA SWEATT	092 10 0 065.00
507 31ST AVENUE N NASHVILLE, TN 37209	507 31ST AVENUE N NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ORLANDO L. SIMMONS AND WHO TOOK TITLE AS WIFE, SAMANTHA KELLMAN SIMMONS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ORLANDO L. SIMMONS, AN UNMARRIED MAN AND IDA SWEATT, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 20 ON THE MAP OF CHARLOTTE HEIGHTS, OF RECORD IN BOOK 57, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 FRONTS 60 FEET ON THE WESTERLY SIDE OF 31ST AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ORLANDO L. SIMMONS AND WIFE, SAMANTHA KELLMAN SIMMONS BY CORRECTIVE DEED FROM THE RESOURCE FOUNDATION, INC., DATED MAY 10, 2021, RECORDED ON MAY 18, 2021 AS INSTRUMENT 20210518-0066617.

Property known as, 507 31ST AVENUE N, NASHVILLE, TN 37209

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

Witness my hand this 5th day of October, 2022.

Orlando L. Simmons
ORLANDO L. SIMMONS

Samantha Kellman Simmons
SAMANTHA KELLMAN SIMMONS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Sean W. Scott of the state and county mentioned, personally appeared **ORLANDO L. SIMMONS and SAMANTHA KELLMAN SIMMONS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)
SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Sean W. Scott
My Commission Expires: 09/18/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 5th day of October, 2022.

Notary Public Sean W. Scott
My commission expires: 09/08/2025

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 10/5/2022 (date of document).

TH
Affiant Signature

12/28/2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 28 day of December, 2022.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL