Karen Johnson Davidson County
Batch# 962293 DEEDQC
01/19/2023 08:12:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004236

Silke Hubbard
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson County, TN

QUIT CLAIM DEED

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $00.00 (Transfer to RLT)

E. A. Sims
mmm, Affiant

SUBSCRIBED AND SWORN BEFORE ME on 1-17-2023

Silke Hubbard (SEAL)
Notary Public
My commission expires: Nov 6, 2024

THIS INSTRUMENT WAS PREPARED BY
JOHN C. LEGGETT,PC TN Bar No. 031856 P.O. Box 275, Calhoun, GA 30703 NO OPINION / NO TITLE SEARCH

Mail to Trustee Elizabeth Ann Sims	Send tax bills to Trustee Elizabeth Sims	Map/Parcel
@ 4811 Brick Church Pike, Goodlettsville, TN 37072	@: 4811 Brick Church Pike, Goodlettsville, TN 37072	024.00-0-057.00

THIS INDENTURE, made on Jan. 17, 2023, between **ELIZABETH SIMS (aka Elizabeth Ann Sims) a widow,** as party of the first part, hereinafter called GRANTOR, and **ELIZABETH ANN SIMS as TRUSTEE of THE ELIZABETH ANN SIMS REVOCABLE LIVING TRUST DATED DECEMBER 21, 2022,** as parties of the second part, hereinafter called TRUSTEES or GRANTEES (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said TRUSTEE all that certain land situate in the 10th Civil District of Davidson County, State of Tennessee, to wit:

Beginning at an iron pin in the N margin of Campbell Road at its intersection with Brick Church Pike; thence along said Brick Church Pike N3°E 241' to an iron pin; thence N38°E 365.9' to a stake; thence leaving said pike S59°E 188.5' to an iron pin; thence S27°15'W 418.5' to an iron pin in the margin of said Campbell Road; thence along said margin of said road N52°W 251.2' to the Point of Beginning.

And the improvements known as 4811 Brick Church Pike, Goodlettsville, TN 37072.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to William Sims and Elizabeth Sims, husband and wife, from Champion Mortgage Company by Special Warranty Deed dated May 17, 2013, of record as Instrument No. 20130607-0058056, in the Register's Office of Davidson County, Tennessee. William Sims having departed this life on February 14, 2016.

THE GRANTEE/TRUSTEE HAS AND RETAINS A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST IN THIS PROPERTY. THE TRUSTEE, individually and as Trustees, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

E. A. Sims

ELIZABETH SIMS, Grantor
(aka Elizabeth Ann Sims)

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH SIMS (aka Elizabeth Ann Sims), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, State of Tennessee, on January 17, 2023.

Silke Hubbard

NOTARY PUBLIC
My commission expires Nov 6, 2024

SEAL

