Karen Johnson Davidson County
Batch# 969477 DEEDQC
02/10/2023 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230210-0009936

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

KENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantor, without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

**THIS INSTRUMENT WAS PREPARED BY**
**SOBRO LAW GROUP, PLLC**
513 3rd Avenue South, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| The Betty D. Sims Revocable Trust | NEW OWNER | 059-13-0-057.00 |
| (NAME) | (NAME) | |
| 3933 Tucker Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BETTY D. SIMS and ANTHONY F. SIMS,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ANTHONY F. SIMS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 91 on the Plan of Treppard Heights, Section I, as of record in Book 2663, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 90 feet on the westerly margin of Tucker Road and extends back 315.1 feet on the north line and 331.2 feet on the south line to a dead line in the rear on which it measures 91.4 feet thereon.

Being the same property conveyed to Anthony F. Sims, married and Betty D. Sims, unmarried, by Warranty Deed from Joseph W. Robertson, III, of record as Instrument No. 20051122-0140887, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **3935 Tucker Road, Nashville, TN 37218**

(House Number) (Street) (City or Town) (State) (Postal Zip)

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 8 day of February, 2023.

Anthony F Sims

**ANTHONY F. SIMS**

Betty D Sims

**BETTY D. SIMS**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 8 day of February, 2023, before me personally appeared Betty D. Sims and Anthony F. Sims, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of February, 2023.

Notary Public

My Commission Expires: 3/6/24



Certificate of Authenticity

I, Lauren Degen ("Affiant"), 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 2-8-23 (date).

Affiant Signature

2-10-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10 day of February, 2023

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

