Return To:
Title Pronto, LLC
5200 Park Rd., Suite 101
Charlotte, NC 28209

Karen Johnson Davidson County
Batch# 994552 DEEDQC
04/20/2023 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230420-0029183

Order Number:
105015TN

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 5th day of April, 2023, by and between **RACHEL SIMPKINS a/k/a RACHEL HARMON**, an unmarried woman hereinafter known and referred to as **GRANTOR**, and **RACHEL SIMPKINS**, an unmarried woman, whose tax mailing address is 6023 Panama Dr, Hermitage, TN 37076, hereinafter known and referred to as **GRANTEE;**

## W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 150 ON THE PLAN OF DODSON HEIGHTS, OF RECORD IN PLAT BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same parcel conveyed to RACHEL HARMON an unmarried woman from JOHN WAUGH, an unmarried man, by virtue of a Deed dated August 10, 2018, recorded August 29, 2018, as Instrument No. 20180829-0085666 County of Davidson, State of Tennessee.

Assessor's Parcel No: 086 01 0 034.00

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.



PCL105015TNDQTC01010103

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

Rachel Simpkins A/K/A Rachel Harmon

**RACHEL SIMPKINS**
**a/k/a RACHEL HARMON**

STATE OF TN )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 5th day of April, 2023, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **RACHEL SIMPKINS a/k/a RACHEL HARMON**.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M. Lewis
Notary Public
My Commission Expires: 01/06/2025



PCL105015TNDQTC01010203

**IN THIS OATH OF CONSIDERATION,** I, Grantee hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of the Grantee knowledge, information and belief.

Rachel Simpkins

**RACHEL SIMPKINS**

STATE OF TN )
)
Davidson COUNTY )

The undersigned, a Notary Public, does certify that on this 5th day of April, 2023, the foregoing Oath of Consideration was produced to me and was sworn to, acknowledged and delivered by **RACHEL SIMPKINS**.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M. Lewis

Notary Public
My Commission Expires: 01/06/2025

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Rachel Simpkins
6023 Panama Dr
Hermitage, TN 37076

Property Owner and Address:
Rachel Simpkins
6023 Panama Dr
Hermitage, TN 37076

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402



PCL105015TNDQTC01010303

**Tennessee Certification of Electronic Document**

I, Candice Weyant, 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 4-5-23 (date of document).

Candice Weyant
Affiant Signature

4-7-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 7 day of April, 2023

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL