Name and Address of New Owner:
Irene Wade
844 Kirkwood
Nashville, TN 37204

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1006963 DEEDQC
05/24/2023 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230524-0039075

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 118-2-33

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Irene Alesia Wade, Successor Trustee of The Simmons Family Trust dated August 18, 2003, and Amended May 26, 2005,** "the Grantor," hereby bargain, sell, release, remise, convey and quitclaim unto **The Simmons Family Trust FBO Irene Wade, dated August 18, 2003**,"the Grantee," the following described real estate and improvements and appurtenances thereto located in Davidson County, Tennessee:

Being Lot No. 1 of Inverness Subdivison, as of record in Book 843, page 103, Register's Office for said County.

Said Lot No.1 fronts 52 feet on the northerly side of Inverness Avenue and runs back 160.08 feet on the esterly line and 165 feet on the westerly line with the easterly margin of Kirkman Avenue to a dead line, measuring 99 feet thereon.

Being a portion of the property conveyed to Harold A. Simmons and Irene M. Simmons, Co-Trustees of The Simmons Family Trust dated August 18, 2003, by Warranty Deed from Harold A. Simmons, of record in Instrument No, 20030822-0121938, Register's Office for Davidson County, Tennessee.

Property Address: 838 Inverness Avenue, Tennessee, 97204

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9th day of May, 2023.

The Simmons Family Trust dated August 18, 2003 and Amended May 26, 2005

By: Irene Alesia Wade, Successor Trustee

Irene Alesia Wade, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, M.R. Schodroski of the state and county mentioned, personally appeared Irene Alesia Wade, Successor Trustee of The Simmons Family Trust dated August 18, 2003 and Amended May 26, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing her name on behalf of The Simmons Family Trust dated August 18, 2003 and Amended May 26, 2005.

Witness my hand and seal at office, this 9th day of May, 2023.

M.R. Schodroski
Notary Signature

My Commission Expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2023.

M.R. Schodroski
Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Taylor Anderson, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 May 9, 2023 (date of document).

Taylor Anderson

Affiant Signature

5/24/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2023.



Notary's Signature

MY COMMISSION EXPIRES: 1-6-2025

NOTARY'S SEAL