Mail tax statements to:
Sean Mikal Simons and
Nicole Terry Simons, Trustees
2288 Nashboro Blvd.
Nashville, Tennessee 37217

When recorded, return to:
Rowe & Walton PC
Robyn Rowe Walton
Attorney at Law
915 South Main
Bountiful, Utah 84010

Karen Johnson Davidson County
Batch# 1009176 **DEEDWARRSP**
05/30/2023 04 04 37 PM 2 pgs
Fees $12 00 Taxes $0 00

20230530-0040744

SPECIAL WARRANTY DEED

SEAN MIKAL SIMONS aka SEAN SIMONS, of Bountiful, County of Davis, State of Utah, and NICOLE TERRY SIMONS aka NICOLE SIMONS, of Nashville, County of Davidson, State of Tennessee, **GRANTORS**, hereby CONVEY and WARRANT only as against all claiming by, through, or under it, to SEAN MIKAL SIMONS and NICOLE TERRY SIMONS, Trustees or Successor Trustees of THE SIMONS FAMILY TRUST, dated the 14th day of December, 2016, of Nashville, County of Davidson, State of Tennessee, **GRANTEES**, for the sum of Ten Dollars any and all interest in the following described tract of land in Davidson County, State of Tennessee:

Revokable

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this 11th day of May, 2023.

SEAN MIKAL SIMONS

NICOLE TERRY SIMONS

aka SEAN SIMONS

aka NICOLE SIMONS

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the 11th day of May, 2023, personally appeared before me SEAN MIKAL SIMONS aka SEAN SIMONS and NICOLE TERRY SIMONS aka NICOLE SIMONS, the signers of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
HILARY B RASMUSSEN
COMM # 714589
MY COMMISSION EXPIRES
OCTOBER 15, 2024
STATE OF UTAH

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 244, ON THE PLAN OF PHASE TWO, NASHBORO VILLAGE TRACT #21 OF RECORD IN BOOK 4660, PAGE 159, AS AMENDED ON THE HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT, FOR NASHBORO-FAIRWAY POINTE, AS RECORDED IN THE FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050222-0018814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.