Karen Johnson Davidson County
Batch# 1041844 DEEDQC
08/23/2023 11 17 47 AM 3 pgs
Fees $17 00 Taxes $0 00
20230823-0065896

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Anastasia E. Sims 5049 Marc Drive Nashville TN 37211	Anastasia E. Sims 5049 Marc Drive Nashville TN 37211	Map 6D-77010 Parcel 172-10 4

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ronald S. Sims**, hereinafter called the **Grantor** by these presents does hereby quitclaim and convey unto **Anastasia E. Sims**, hereinafter called the **Grantee**, her heirs, successors, and assigns, all of his right, title, and interest in and to the property located in Davidson County with the following legal description; to wit:

Land in Davidson County, Tennessee, being Lot. No. 57 on the Plat of Harvard Estates, Section II, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 100.00 feet on the south margin of Marc Drive, and extends back 300.88 feet on the east line, and 353.71 feet on the west line, to a line on the rear, which is a broken line, on which it measures 194.10 feet.

Being part of the same property conveyed to Medlin Building Industries, Inc. by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4730, page 627, Register's Office for said County.

Being the same property conveyed to William O. Sims and wife, Juanita B. Sims, by deed from Medlin Building Industries, Inc. of record in Book 4971, page 769, Register's Office for said County.

Juanita B. Sims having predeceased William O. Sims on June 21, 2019, thus vesting ownership in the real property in William O. Sims in fee simple absolute.

Being the same property conveyed to Anastasia E. Sims and Ronald S. Sims, by deed from Anastasia E. Sims as Administrator, Estate of William Oliver Sims of record by Instrument #20230530-0040634, Register's Office for said County, William Oliver Sims having died on March 18, 2021.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

This is improved real property known as 5049 Marc Drive, Nashville, Tennessee 37211.

WITNESS my hand this 1st day of August, 2023.

Ronald S. Sims
RONALD S. SIMS

STATE OF _____]
COUNTY OF _____]

Personally appeared before me, Nicole Kintzle, a Notary Public in and for said County and State, the within named **Ronald S. Sims (Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2023.

Nicole Kintzle
NOTARY PUBLIC

My Commission Expires: _____

NOTARIAL SEAL IOWA
NICOLE KINTZLE
Commission Number 843286
My Commission Expires
10/21/2025

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STATE OF Iowa]
COUNTY OF Dubuque]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 1st day of August, 2023.

Ronald J. Sims
Affiant

Nicole Kintzle
NOTARY PUBLIC

NOTARIAL SEAL IOWA
NICOLE KINTZLE
Commission Number 843286
My Commission Expires
10/21/2025

My Commission Expires: _____