Karen Johnson Davidson County
Batch# 1082999 DEEDQC
12/18/2023 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097238

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

| Address of New Owner(s) | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Suzanne Sims Haizlip<br>645 East Crest Dr.<br>Chattanooga, TN 37404<br><br>Wilson Sims, Jr.<br>303 Ava Ln.<br>Asheville, NC 28717 | Wilson Sims, Jr.<br>303 Ava Ln.<br>Asheville, NC 28717 | 117 09 0A 022.00<br>Davidson County |

## TRUSTEE'S QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Truxton Trust Company, as Trustee of the Wilson and Linda Sims Community Property Trust ("Grantor"), hereby quitclaims and conveys unto Suzanne Sims Haizlip and Wilson Sims, Jr., as equal tenants in common ("Grantees"), all of its right, title and interest as Trustee of the Wilson and Linda Sims Community Property Trust, in and to the property located in Davidson County, Tennessee that is more particularly described on Exhibit A hereto.

This is improved property known as 22 Foxhall Close, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*[SIGNATURES ON NEXT PAGE]*

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 18 day of December, 2023.




**WILSON AND LINDA SIMS COMMUNITY PROPERTY TRUST, TRUXTON TRUST COMPANY, TRUSTEE**

By: Buck Patton
Title: Vice President and Wealth Advisor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Buck Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President and Wealth Advisor of Truxton Trust Company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President and Wealth Advisor.

WITNESS my hand, at office, this 18 day of December, 2023.

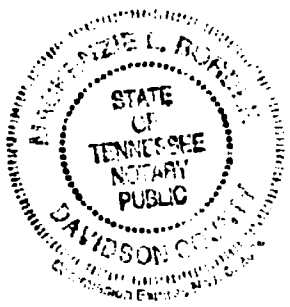
Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 18TH day of DECEMBER, 2023.




Notary Public
My Commission Expires: Nov. 6, 2024



36921792.2

## EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 22, on the Plan of Foxhall Close, a Planned Residential Development, as of record in Book 4860, page 46, as amended in Book 5005, page 136, and as further amended in Book 5380, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Truxton Trust Company, Trustee of the Wilson and Linda Sims Community Property Trust, by Wilson Sims and Linda B. Sims by Quitclaim Deed of record in Instrument Number 20210526-0071420, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Adam Harrer, 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 Dec 18, 2023 (date of document).

Affiant Signature

12/18/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of December, 2023.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

