Karen Johnson Davidson County
Batch# 1146241 DEEDQC
06/12/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0044008

PREPARED BY:

Sophie E. Lange, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Stacy L. Miller
AFFIANT

Subscribed and sworn to before me on this day, June 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES

New Owner Address:
Simpson-Miller Family Trust
1514 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
83-13-0-422

QUITCLAIM DEED

Stacy L. Miller and Rhonda G. Simpson, as tenants in common with rights of survivorship (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Simpson-Miller Family Trust**, dated June 12, 2024 ("Grantee"), a joint revocable trust established by the Grantors, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 12, 2024**.

Rhonda G. Simpson

Stacy L. Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Rhonda G. Simpson and Stacy L. Miller**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 12, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/6/27

EXHIBIT A

Land in Davidson County, Tennessee, being Lot. No. 122 on the Plan of Block "N", in the Subdivision of the Eliza M. Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court in Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Stacy L. Miller, unmarried, and Rhonda G. Simpson, unmarried, from Garafola Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20111207-0095476, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1514 Fatherland St., Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 June 12, 2024.

Affiant Signature

6-12-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

