Karen Johnson Davidson County
Batch# 1153862 DEEDQC
07/02/2024 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240702-0050047

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 2, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Simmons Family Trust
5916 Sedberry Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116 09 0 008 00

QUITCLAIM DEED

David G. Simmons and Cameron C. Simmons, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Simmons Family Trust**, dated July 2, 2024 ("Grantee"), a joint revocable trust established by the Grantor, 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, **July 2, 2024**.

David G. Simmons

Cameron C. Simmons

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David G. Simmons and Cameron C. Simmons**, 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, July 2, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/15/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Resubdivision of Lot 14, Section II, West Meade Farms, Inc. and Lot 304, Section 12, Hillwood Estates, as of record in Instrument No. 20141212-0113924, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to David G. Simmons and wife, Cameron C. Simmons, as to an 80% undivided interest, as tenants by the entirety, and Jerry R. Beller and wife, Jacqueline A. Beller, as to a 20% undivided interest, as tenants by the entirety, the interest of the parties, as they relate to each other, being held as tenants in common. By Quitclaim Deed to correct the spelling of the property owners' name dated November 3, 2009, of record in Instrument No. 20091112-0104113, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar a/k/a Jerry R. Beller and wife, Jacqueline A. Beller, conveyed their 20% undivided interest to Jerry R. Bellar and wife, Jacqueline A. Bellar. By Quitclaim Deed dated September 30, 2011 of record in Instrument No. 20111006-0077789, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 2% undivided interest to David G. Simmons and wife, Cameron C. Simmons. By Quitclaim Deed dated December 27, 2012 of record in Instrument No. 20141203-0110975, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 28.6817% undivided interest in subject property to David G. Simmons and wife, Cameron C. Simmons. By Quitclaim Deed dated April 30, 2013 of record in Instrument No. 20141203-0110976, Register's Office for said County, Jerry R. Bellar and wife, Jacqueline A. Bellar conveyed a 43.3101 % undivided interest in subject property to David G. Simmons and wife, Cameron C. Simmons. Also being part of the same property conveyed to Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, and David G. Simmons and Cameron C. Simmons, husband and wife, tenants in common with rights of survivorship, by deed dated November 15, 2013 from Archie H. Adams and wife, Gayle Adams of record in Instrument No. 20131118-0118876, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 29, 2016 of record in Instrument No. 20170109-0002100, Register's Office for Davidson County, Tennessee, Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, conveyed a 49% undivided interest to David G. Simmons and Cameron C. Simmons, husband and wife

Being the same property conveyed to David G. Simmons and Cameron C. Simmons, husband and wife from Jerry R. Bellar and Jaqueline A. Bellar, husband and wife by deed of record in Instrument No. 20200605-0057917, 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 5916 Sedberry Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 July 2, 2024.

Affiant Signature

7/2/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 2, 2024.

Notary Public

My Commission Expires: _____

