Karen Johnson Davidson County
Batch# 1164509 DEEDWARR
07/31/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20240731-0057914

20241314R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2024. Notary Public My commission expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John Alan Ulatowski and Karen Grace Keady	New Owner	**104-15-0-429.00**
2008 Beechwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kyle William Simmons and Angela Malone Simmons, Co-Trustees of the Simmons Joint Revocable Trust created November 26, 2019

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Alan Ulatowski and Karen Grace Keady, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of the Estate of Daniel McIntyre Sr. of record in Plat Book 3, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle William Simmons and Angela Malone Simmons, husband and wife by Warranty Deed from David Wendorff and Kristen Wendorff, husband and wife of record in Instrument No. 20150918-0095230, Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 18, 2015.

Being the same property conveyed to Kyle William Simmons and Angela Malone Simmons, Co-Trustees of the Simmons Joint Revocable Trust, created November 26, 2019 by Quitclaim Deed from Kyle William Simmons and Angela Malone Simmons of record in Instrument No. 20201202-0140152 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on December 02, 2020.

Scrivener's Affidavit recorded on January 20, 2021 in Instrument No. 20210120-0008317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (_) property known as 2008 Beechwood Avenue, Nashville, TN 37212.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 30th day of July, 2024:

Simmons Joint Revocable Trust created November 26, 2019

By: _____
Kyle William Simmons, Co-Trustee

By: _____
Angela Malone Simmons, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kyle William Simmons and Angela Malone Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustees of the Simmons Joint Revocable Trust created November 26, 2019, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of July, 2024.

My Commission Expires: 5/13/28

_____
Notary Public



TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 July 30, 2024.

Signature
Date: July 31, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025