THIS DOCUMENT PREPARED WITHOUT TITLE OPINION BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
Telephone: 731-642-2189
File No. 2019-022

Karen Johnson Davidson County
Batch # 1188411 DEEDWARR
10/01/2024 01:47:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241001-0076072

Property Address:
612 & 614 Gallatin Pike, Nashville, TN 37066 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gary W. Simmons, Individually and as Executor of the Estate of Nola B. Simmons**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Gary W. Simmons,** hereinafter referred to as Grantee, the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, and more particularly described as follows:

TRACT ONE: Known as Assessor's Map & Parcel 043 09 0 033.00 in the Eleventh Civil District of Davidson County, Tennessee.

Lot or Parcel of land with a commercial building located thereon, said real estate being more particularly described as follows, to wit:

Being Tract 2, Block A, of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County.

Said Tract No. 2 fronts 54 feet on the east side of Gallatin Road and extends back between parallel lines 150 feet to a dead line on which it measures 54 feet.

Included in the above description but excluded from the property being conveyed is a tract containing 1620 square feet, more or less, which was conveyed to the State of Tennessee for a right-of-way of Gallatin Road by instrument of record in Book 2538, Page 191 Register's Office for Davidson County, Tennessee.

This being the same real property conveyed to Nola B. Simmons by deed of Edwin A. Phelps and wife, Lois M. Phelps, dated March 18, 1988 and of record in Book 7520, pages 911-913 in the Register's Office of Davidson County, Tennessee. Nola B. Simmons died testate November 5, 2018 leaving her Last Will and Testament of record in Will Book 21, page 45, in the Probate Division of the Chancery Court of Carroll County, Tennessee devising to Gary W. Simmons all her real property.

TRACT TWO: Known as Assessor's Map & Parcel 043 05 0 215.00 in the Eleventh Civil District of Davidson County, Tennessee.

Being Lot No. 1 of Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County, described as follows:

Said Lot No. 1 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines, along the southerly margin of Wiley Street, 150 feet to a dead line.

Included in the above description but expressly excluded from this conveyance is a tract of land containing 1636 square feet, more or less, which was conveyed to the State of Tennessee for the right-of-way of Gallatin Road by instrument of record in Book 2538, page 183 Register's Office for Davidson County, Tennessee.

This being the same real property conveyed to Fletcher M. Simmons and wife, Nola B. Simmons, by Warranty Deed of Ralph C. Mobley and wife, Katherine Marie Mobley, dated November 14, 1977 and of record in Book 5223, pages 40-41 in the Register's Office of Davidson County, Tennessee. Fletcher M. Simmons died intestate October 5, 1984 leaving Nola B. Simmons as surviving tenant by the entirety. Nola B. Simmons died testate November 5, 2018 leaving her Last Will and Testament of record in Will Book 21, page 45, in the Probate Division of the Chancery Court of Carroll County, Tennessee devising to Gary W. Simmons all her real property.

Neese Law Firm is not the closing agent for this transaction, pursuant to the provisions of I.R.C. Section 6045(e), as amended by the Tax Reform Act of 1986.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantee, Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that Grantor has a good right to sell and convey the same as aforesaid; that said premises are free and clear of any encumbrances, and that Grantor will warrant and defend the title to said premises unto Grantee, forever, against the lawful claims and demands of all persons whomsoever.

Grantor, and persons rightfully claiming under Grantor will, from time to time and at all times, at the request and cost of Grantee, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

WITNESS Grantor's hand this 11 day of April, 2019.

Gary W. Simmons

Gary W. Simmons, Individually and as Executor of the Estate of Nola B. Simmons

STATE OF TENNESSEE
COUNTY OF HENRY

On this 11th day of April, 2019, before me personally appeared Gary W. Simmons, Individually and as Executor of the Estate of Nola B. Simmons, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and Seal of office in said County on the day above written.

Tracy L Beville

Notary Public

TRACY L. BEVILLE STATE OF TENNESSEE NOTARY PUBLIC HENRY COUNTY

My Commission expires: October 19, 2021

Owner and Party Responsible for Taxes:
Gary W. Simmons
85 Cherrywood Cove
McKenzie TN
38201

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $ —0—, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gary W. Simmons
AFFIANT

Sworn to and subscribed before me this, the 11th day of April, 2019.

Tracy L Beville
Notary Public

My Commission expires: October 19, 2021

TRACY L. BEVILLE
STATE OF TENNESSEE
NOTARY PUBLIC
HENRY COUNTY