Karen Johnson
Batch # 1190923
10/08/2024 08:16:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241008-0077930

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trustee, NORMAN SIMS REVOCABLE LIVING TRUST 3824 Woodmont Lane Nashville, Tennessee 37215	Same	116-12-0-145.00

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, NORMAN SIMS, does hereby convey and quitclaim unto the Trustee, for the NORMAN SIMS REVOCABLE LIVING TRUST u/a/d October 2, 2024 ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 8-B on the Plan of Zone Lot Division of The Re-Subdivision of Block "G", Lots 7 and 8, Woodmont Lane Homesites of record in Plat Book 6900, Page 695, amending Plat Book 6900, Page 692, Register's Office Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Norman Sims by Warranty Deed from Brent Tymensky and wife, Susan Tymensky, of record in Instrument No. 20240403-0023328, Register's Office for Davidson County, Tennessee, dated April 1, 2024, and recorded on April 3, 2024.

Conveyance subject to any and all taxes assumed by grantee, restrictions of records, easements of records, visible easements, all plats and other matters of records, and applicable governmental and zoning regulations.

IN WITNESS WHEREOF, I have hereunto set my signature on this 2nd day of October 2024.

Norman Sims
NORMAN SIMS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, NORMAN SIMS, as Trustee, for the NORMAN SIMS REVOCABLE LIVING TRUST u/a/d October 2, 2024, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 2nd day of October, 2024.

Emily Cowan
NOTARY PUBLIC
My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(4), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 2nd day of October 2, 2024.

Emily Cowan
Notary Public

My Commission Expires: 10/2/2024

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY