This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet, Rd., Suite 100
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

Karen Johnson
Batch # 1201165
11/04/2024 02:11:26 PM
Fees: $17.00 Taxes: $0.00

Davidson County
QUIT-CLAIM DEED
2 pgs

20241104-0085627

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sworn to and subscribed before me,
this the 4th day of November, 2024.

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Vicky B. Simmons 5008 Briarwood Dr. Nashville, TN 37211	Vicky B. Simmons 5008 Briarwood Dr. Nashville, TN 37211	147 09 0 102.00

FOR NO MONETARY CONSIDERATION, We, **Walter J. Simmons and wife, Vicky B. Simmons,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **Vicky B. Simmons,** in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the plan of Caldwell Country Estate, Section One, of record in Book 2663, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Walter J. Simmons and wife, Vicky B. Simmons, by Warranty Deed from Mary T. Peebles and Paul W. Weigle, as joint tenants with right of survivorship, dated August 3, 2006, of record in Instrument No. 20060807-0096384, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in book 2802, page 369; Book 3032, page 6; Book 3130, page 580, said Register's Office and the all matters set forth on said plan of record.

This is improved property known as 5008 Briarwood Drive, Nashville, TN 37211.

Witness by my hand this the 4th day of November, 2024.

Walter J. Simmons by Vicky B. Simmons AIF

Walter J. Simmons by Vicky B. Simmons, AIF

Vicky B Simmons

Vicky B. Simmons

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 4th day of November, 2024, personally appeared before me, Vicky B. Simmons, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact, for Watler J. Simmons, and who acknowledged that as attorney-in-fact, she executed the same as the free act and deed of Walter J. Simmons.

Witness by my hand and official seal.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 4th day of November, 2024, personally appeared before me, Vicky B. Simmons, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY