THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch # 1207290 DEEDQC
11/20/2024 03:29:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241120-0090665

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

W. Simmons
Affiant

Subscribed and sworn to before me this 18th day of November 2024.

Notary Public

My Commission Expires:

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Address New Owner (s) as follows:

Wakeela Aminah Simmons, Trustee of the Wakeela Aminah Simmons Revocable Trust, and Amiya Jermaine Simmons, Trustee of the Amiya Jermaine Simmons Revocable Trust
7028 Apple Road
Antioch, TN 37013

Send Tax Bills To:

Wakeela and Amiya Simmons
7028 Apple Road
Antioch, TN 37013

Map-Parcel Numbers

182-192.00 P/O

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Wakeela Grant and Amiya Simmons, as tenants in common with rights of survivorship** (the "Grantors"), do hereby quitclaim and convey unto **Wakeela Aminah Simmons, Trustee under The Wakeela Aminah Simmons Revocable Trust dated November 18, 2024**, as to 1/2 undivided interest, **and Amiya Jermaine Simmons, Trustee under The Amiya Jermaine Simmons Revocable Trust dated November 18, 2024**, as to 1/2 undivided interest, (the "Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described real estate in **Davidson County**, Tennessee:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 319 of the Apple Valley Subdivision, Section 1, a Planned Unit Development, as shown by a map of record in Instrument No. 200208090096488 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Wakeela Grant and Amiya Simmons, as tenants in common with rights of survivorship, by Warranty Deed from Provident Development Group, LLC dated July 1, 2003, and recorded on August 22, 2003, as Instrument No. 20030822-0122198 in the Davidson County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered,

except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

These Trusts ("The Wakeela Aminah Simmons Revocable Trust" and "The Amiya Jermaine Simmons Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 18th DAY OF NOVEMBER 2024.

W. Simmons

Wakeela Grant, aka Wakeela A. Simmons

Amiya Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A. Rooker, a Notary Public of said County and State, appeared **Wakeela Grant, aka Wakeela A. Simmons** and **Amiya Simmons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of November 2024.

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires: _____