This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1236484 DEEDQC
02/12/2025 08:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250212-0010594

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of February, 2025.

Marcia Escobar
Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Erin F. Simms, David C. Floyd & Jacqueline Floyd
1733 Hickory Bark Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Erin F. Simms, David C. Floyd & Jacqueline Floyd
1733 Hickory Bark Lane
Nashville, TN 37211

MAP AND PARCEL NUMBER: 172140A13600CO

QUITCLAIM DEED
25NT00038

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Paul A. Simms and Erin Simms, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Erin F. Simms, David C. Floyd & Jacqueline Floyd, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Three, Wexford Downs, of record in Instrument No. 20000810-0079246, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Paul A. Simms

Paul A. Simms

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paul A. Simms,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February 25

Notary Public

My Commission expires: 5 / 18 / 25.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 our hands this 5 day of February 25

Erin F. Simms

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Erin F. Simms,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February 25

Notary Public

My Commission expires: 5 / 18 / 25.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

David C. Floyd

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David C. Floyd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February 25

Notary Public

My Commission expires: 5 / 18 / 25.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Jacqueline Floyd

Jacqueline Floyd

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacqueline Floyd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February 25

Tonya Greer

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 5 / 18 / 25.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-5-2025 (date of document).

Affiant Signature

2-11-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of February, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26