Karen Johnson
Batch # 1253328
03/28/2025 10 27 35 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250328-0023312

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Sims Family Holdings, LLC
3817 Bedford Avenue, Unit 210
Nashville, Tennessee 37215

Send Tax Bill to:
Owner

Map-Parcel Numbers.
117-14-210.00

State of Tennessee
County of Willian

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 8 day of March, 2024 2025

Notary Public

My Commission Expires:
9/5/28

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Sims, a married man** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Sims Family Holdings, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 3817 Bedford Avenue, Unit 210, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of March, 2024.

Robert Sims

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Sims**, the Grantor, with whom I am personally acquainted, (or 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 and official seal this 8 day of March, 2024.

My commission expires: 9/5/28 Notary Public

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028

Exhibit A

Condominium Unit 210 created pursuant to that certain Master Deed recorded as Instrument No. 20060622-0074805, Register's Office for Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space numbers 7, 8, 9, 16 and 25 as Limited Common Elements appurtenant to such Unit. SAID CONDOMINIUM UNIT BEING LOCATED ON THAT TRACT OR PARCEL OF LAND lying and being Lot 5, Final Plat, Bedford Avenue Subdivision, Phase 2, recoded as Instrument Number 20050929-0116962, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Sims, a married man by Special Warranty Deed from Bedford Commons I, LLC, a Tennessee limited liability company, dated August 15, 2006, of record in Instrument No. 20060816-0101059, said Register's Office for Davidson County, Tennessee.
This property is not the primary residence of the Grantors.