THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0522	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 7 day of April 2025. *Notary Public* *My commission expires:* 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
The Henry Mimms Trust
1305 Southside Circle
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1256988 DEEDQC
04/07/2025 08:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250407-0025972

Send Tax Bills To:
Owner

Street Address of Subject Property:
1305 Southside Circle
Nashville, TN, 37203

Parcel ID:
10W-3950

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Henry W. Mimms, unmarried** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **The Henry Mimms Trust** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 59 on the plan of Southside Park Estates, Section 2, as of record in Book 4660 Page 30, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Sarah Jean Holderfield, unmarried by deed from Metropolitan Development & Housing Agency of record in Book 4850 Page 464, said Register's Office.

Being the same property conveyed to Henry W. Mimms and wife Dorothy M. Mimms, by warranty deed of Sarah Jean Holderfield n/k/a Sarah Jean Zeitlin of record in Book 4951 Page

102, Register's Office, Davidson County, TN dated September 11, 1975, recorded September 15, 1975. Dorothy M. Mimms having deceased December 28, 2024 leaving Henry W. Mimms as sole tenant by the entirety.

WITNESS my hand this 4th day of April, 2025.

Henry W. Mimms

Grantor – Henry W. Mimms

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Henry W. Mimms with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 4th day of April, 2025.

NOTARY PUBLIC

My commission expires: 7/19/25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

True Copy Certification

I, Yvette Meldrum, 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 April 7, 2025.

Affiant Signature

April 7, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of April 2025.

Notary's Signature

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 1.21.29