Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP25-497011

Karen Johnson Davidson County
Batch# 1264815 DEEDQC
04/24/2025 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031670

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(3)(E)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
GEORGIA L. SIMS	GEORGIA L. SIMS	141 05 0A 159.00
1433 SCARCROFT LANE NASHVILLE, TN 37221	1433 SCARCROFT LANE NASHVILLE, TN 37221	

Executed this 21st day of April 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JAMES ALEXANDER DAUGHERTY AND GEORGIA L. SIMS, BOTH UNMARRIED WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **GEORGIA L. SIMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST 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. 159 on the Plan of Final Plat of Avondale Park, Phase 2, Section 4, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same premises conveyed to JAMES ALEXANDER DAUGHERTY AND GEORGIA L. SIMS, HUSBAND AND WIFE from ROBERT PIESTRZYNSKI AND LAURA PIESTRZYNSKI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Deed dated 07/17/2020 and recorded on 07/17/2020, as Instrument No., 20200717-0078974, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

This Deed is pursuant to a MARITAL DISSOLUTION AGREEMENT as Case No. 25D52 filed on 03/11/2025 in the County of DAVIDSON, State of TENNESSEE.

Property known as, 1433 SCARCROFT LANE, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

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 my hand this 21st day of April, 20 25.

JAMES ALEXANDER DAUGHERTY

STATE OF Tennessee

COUNTY OF Davidson

Before me, Keith D McDuffie of the state and county mentioned, personally appeared **JAMES ALEXANDER DAUGHERTY AND GEORGIA L. SIMS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
Printed Name: Keith D McDuffie
My Commission Expires: 10/25/2025

Witness my hand this 21st day of April, 20 25.

GEORGIA L. SIMS

STATE OF Tenaessee

COUNTY OF Davidson

Before me, Keith D McDuffie of the state and county mentioned, personally appeared **GEORGIA L. SIMS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
Printed Name: Keith D McDuffie
My Commission Expires: 10/25/2025

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 21 day of April, 2025.

Notary Public
My commission expires: 10/25/2028

(seal)

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Tara Roche, 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 4/21/2025.

Tara Roche
Affiant Signature

4/24/25
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 24th day of April, 20 25.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)