When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1734105-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265144 DEEDWARR
04/28/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20250428-0032146

File #25-PA-0824-O

(SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$780,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/4/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Michael Earl Simmons, Jr. and Rasheda Rabi Simmons, Trustees of The Simmons Living Trust dated July 14, 2020	**New Owner**	
(NAME)	(NAME)	**105 10 0 156.00**
921 Benton Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SCOTT PERCY, TRUSTEE OF IRREVOCABLE TRUST OF JEAN HARRINGTON DATED SEPTEMBER 9, 2019,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL EARL SIMMONS, JR. AND RASHEDA RABI SIMMONS, CO-TRUSTEES OF THE SIMMONS LIVING TRUST DATED JULY 14, 2020,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 4 on the Map of DOUGLAS PLACE as of record in Plat Book 332, Page 130 and 151, described as follows:

Beginning at the Northeast corner of Douglas and Kirkman Avenue; being the Southwest corner of said Lot No. 4; thence with the Northerly margin of Douglas Avenue; Easterly 52.9 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots Northerly 146 feet to the Southerly margin of an alley; thence with said alley Westerly 73 feet to the Easterly margin of Kirkman Avenue; thence with said Avenue, Southerly 150 feet to the point of beginning.

Being the same property conveyed to Scott Percy, Trustee of the Irrevocable Trust of Jean Harrington, dated September 9, 2019, by Quitclaim Deed to Trustee from Jean Harrington (unmarried), of record in Instrument No. 20190913-0092992, in the Register's Office of Davidson County, Tennessee, dated September 09, 2019 and recorded on September 13, 2019.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DOUGLAS PLACE, as recorded in Plat Book 332, Page(s) 151 and Plat Book 332, Page 130 and 151.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **824 South Douglas Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the **25th** day of **April, 2025.**

Irrevocable Trust of Jean Harrington dated September 9, 2019

By: _____
Scott Percy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2025, before me personally appeared Scott Percy, Trustee of Irrevocable Trust of Jean Harrington dated September 9, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of April, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/25/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/25/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025.

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

