This Instrument Prepared By:

Blue Note Title, LLC
5120 Virginia Way
Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1274437 DEEDQC
05/19/2025 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0039130

Name and Address of New Owner:
Gregory J. Simmons
26033 Getty Drive
Laguna Niguel, CA 92677

Send Tax Bills To:
Gregory J. Simmons
26033 Getty Drive
Laguna Niguel, CA 92677

Map & Parcel No:
096-14-0-102

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Greg, LLC, a Tennessee Limited Liability Company**, "the Grantor," convey and quitclaim hereby quitclaim and convey unto **Gregory J. Simmons,** "the Grantee, ("Grantee"), its and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 758, on the plan of Cloverhill Subdivision, Section 9, as of record in Book 2331, Page 44, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 758 fronts 75 feet on the southeasterly side of Twin Lawn Drive and runs back 206.7 feet on the southwesterly line and 209.4 feet on the northeasterly line to a dead line in the rear, on which it measures 62 feet.

Being the same property conveyed to Greg, LLC by Warranty Deed, from Mark Kelly Francis, a single man and David Craig Francis, a single man dated September 12, 2024 and recorded September 16, 2024 at Instrument Number 20240916-0071414 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2915 Twin Lawn Dr, Nashville, TN 37214.

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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15 day of May, 2025.

Greg, LLC,
a Tennessee Limited Liability Company

BY: _____
Gregory Simmons, Sole Member

Notary Certificate Attached

Notary P
Or
Comm
My Comm

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On May 15, 2025 before me, R. Stulz, Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Gregory Simmons

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

R. STULZ
Notary Public - California
Orange County
Commission # 2399807
My Comm. Expires Apr 5, 2026

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Quitclaim Deed Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____
Signer Is Representing _____

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____
Signer Is Representing _____

STULZ
blic - California
nge County
sion # 2399807
Expires Apr 5, 2026

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STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **Gregory Simmons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Greg, LLC**, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

Linda M Smith
AFFIANT

Subscribed and sworn to before me, this 19th day of May, 2025.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 8/3/2028

I, Andy Maloney, 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 **5/19/2025** (date of document).

Affiant Signature
Date **5/19/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **19** day of **May**, 2025.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505190039130