Karen Johnson Davidson County
Batch# 1281414 DEEDQC
06/04/2025 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250604-0043867

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Yvonne Renee Sims, Affiant

Subscribed and sworn to before me this 17th day of March, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PAREL NO.
Yvonne Renee Sims, Trustee 4127 Moss Rose Drive Nashville, TN 37216	Same	062-13-0-086.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Yvonne R. Sims,** a single person, the "**Grantor**", does hereby convey and quitclaim unto **Yvonne Renee Sims, Trustee of the Yvonne Renee Sims Revocable Trust dated March 17, 2025**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17th day of March, 2025.

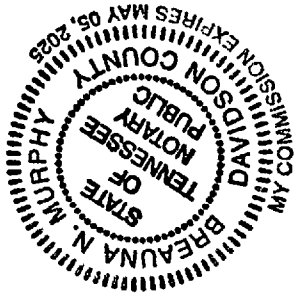
Yvonne R. Sims

Yvonne R. Sims

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Yvonne R. Sims, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17th day of March, 2025.



Bre N Mu

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Being Lot Nos. 25 and 26 on the Map of George I. Wadey's Subdivision of the W.M. Morgan 18.25 acre tract, of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots adjoin and front together 155 feet on the west side of Moss Rose Drive, Nashville, TN 37216.

Being the same property conveyed to Yvonne R. Sims, a single person, by Quitclaim Deed from Brandon N. Sims, a single person, of record in Instrument No. 20211104-0147817, dated September 6, 2019, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 4127 Moss Rose Drive, Nashville, TN 37216.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 March 17, 2025 (date of document).

Affiant Signature

6/4/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

