Karen Johnson Davidson County
Batch# 1289341 DEEDQC
06/24/2025 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250624-0049788

NEW OWNER:

Jessica Dawn Nelson
5227 Rice Rd
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map-Parcel Numbers:
149-125.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **GARY N. SIMMONS,** hereinafter called the Grantor, has quitclaimed to **JESSICA DAWN NELSON**, hereinafter called the Grantee, her heirs and assigns, all of his interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A TRACT OF LAND in the Second Civil District of Davidson County, Tennessee, being a part of the west part of Lot No. 3 on the Map of the Division of the James Johnson Lands, of record in Book 172, Page 466, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly line of Tract No. 3 in the Easterly line of the Grinstead Lands, said point being 100 feet south of the Southwest corner of the property conveyed to Campbell by deed of record in Book 1517, Page 259, said Register's Office; thence South 84 deg. East 240 feet to a point; thence Southerly 125 feet more or less to a point; thence North 84 deg. West 210 feet to the west line of Tract No. 3; thence with the line of the same North 14 deg. West 125 feet to the point of beginning.

Being the same property conveyed to Gary N. Simmons and Jessica Dawn Nelson, by Quitclaim Deed from Gary N. Simmons, dated June 23, 2023 and of record as Instrument Number 20230627-0048740, Register's Office for Davidson County, Tennessee.

This is improved property known as **5227 Rice Road, Antioch, TN 37013.**

WITNESS SIGNATURE(S) this 19 day of June, 2025.

Gary N. Simmons

GARY N. SIMMONS

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Christian

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Gary N. Simmons,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19 day of June, 2025.

Brenna K Knight

Notary Public

My commission expires: 2/21/29

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2029

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 19 day of June, 2025.

Notary Public

My commission expires: 2/21/29

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2029

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6/19/25.

Celia Stewart Rouse

Affiant Signature

6/19/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of June, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY