Karen Johnson Davidson County
Batch# 1294293 DEEDQC
07/07/2025 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250707-0053166

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER (SEND TAX BILLS TO):	MAP/PARCEL:
Gerald Wilee Sims and Elizabeth Wilee Sims, Co-Trustees Gerald Wilee Sims and Eliabeth Wilee Sims Revocable Living Trust 2611 Essex Place Nashville, TN 37212	104-11-0-270.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Gerald Wilee Sims and Elizabeth Wilee Sims, Husband and Wife, (hereinafter called "Grantors"), do hereby release and forever quitclaim unto Gerald Wilee Sims and Elizabeth Wilee Sims, Co-Trustees of the Gerald Wilee Sims and Elizabeth Wilee Sims Revocable Living Trust (hereinafter called "Grantees"), and their successor trustees, our interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 60.0 feet on the southerly margin of Essex Place, formerly Essex Avenue, and extends back between parallel lines 165.0 feet to an alley.

Being the same property conveyed to Gerald Sims and Elizabeth Sims, Husband and Wife, by Warranty Deed from Sarah E. Hassell, Unmarried, dated June 6, 2017, and recorded June 7, 2017 as instrument number 20170607-0057000 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Matters shown on the Plan of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: 2611 Essex Place, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER

THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 7 day of July, 2025.

Gerald Wilee Sims **Elizabeth Wilee Sims**

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gerald Wilee Sims and Elizabeth Wilee Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they are the makers of this instrument and that they executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 7th day of July, 2025.

Notary Public My Commission Expires: 2-26-28

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F): "No such tax shall be levied on the transfer of any real estate where such: ... are transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

AMANDA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **07/07/2025**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **07/07/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **07/07/2025.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

