Karen Johnson Davidson County
Batch# 1297794 DEEDQC
07/15/2025 10:17:30 AM 3 pgs
Fees: $32.00 Taxes: $0.00
20250715-0055671

This instrument prepared by: Walter N. Winchester, Esq.
WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
100 Bluegrass Commons Blvd., Suite 160
Hendersonville, TN 37075
Phone: (865) 637-1980
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RESPONSIBLE TAXPAYER AND PROPERTY OWNERS:

Charles T. Simerka & Rosa Dye
5318 Southfork Blvd.
Old Hickory, TN 37137

Parcel No. 063160CO7800CO

I hereby swear or affirm that the actual consideration for this transfer is: $0.00

Affiant

Sworn to and subscribed before me, this
12th day of July 2025.

Notary Public

My Commission Expires: 8-1-26

WALTER N. WINCHESTER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

QUIT CLAIM DEED

THIS INDENTURE is made this the 12th day of July, 2025, by and between **Charles T. Simerka** ("**Grantor**"), and **Charles T. Simerka and Rosa Dye, as Tenants by the Entirety ("Grantees").**

WITNESSETH:

THAT the said Grantor for and in consideration of good and valuable considerations to Grantor in hand paid by Grantees, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, remise, release and quitclaim his interest unto the said Grantees, the following premises, to-wit:

Located in Davidson County, Tennessee, and being described as follows:

BEING Lot 78 on the Plan of Hermitage Springs, Phase One, Section Two, of record in Instrument No. 20010703-0070299 and as Exhibit A in Instrument No. 20031031-0160338, all in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more

particular description.

This property is being conveyed subject to all matters of record.

BEING the same property conveyed to Charles T. Simerka by Warranty Deed from Connie Bumpus dated October 2, 2017, and of record at Instrument No. 20171006-0102713 in the Register's Office for Davidson County, Tennessee. ALSO see the Scrivener's Affidavit of record at Instrument No. 2180601-0052242 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

Charles T. Simerka

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, Charles T. Simerka, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of July, 2025.

Notary Public

My Commission Expires: 8-1-26

WALTER N. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, **Walter N. Winchester**, do hereby make oath that I am 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 July 15, 2025.

Affiant Signature

July 15, 2025

STATE OF TENNESSEE

COUNTY OF KNOX

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: February 3, 2029