QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1351555 DEEDQC
11/26/2025 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094602

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
ANTHONY A. SIMS	NEW OWNER	**08106009600**
(NAME)	(NAME)	
2707 ASPEN DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **BETTY D. SIMS**, UNMARRIED HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ANTHONY A. SIMS,** HEREINAFTER CALLED THE GRANTEE, ALL OF MY RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anthony A. Sims, unmarried and Betty D. Sims, Unmarried, by Quitclaim Deed, of record in Instrument No. 20170203-0011960, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2707 Aspen Drive, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of November, 2025.

Betty D. Sims

Betty D. Sims

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25 day of November, 2025, before me personally appeared Betty D. Sims, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 day of November, 2025.

Notary Public
My Commission Expires: 3/8/28



Certificate of Authenticity

I, Adam G. LaFevor, 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 November 25, 2025.

Affiant Signature

11/25/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of November, 2025.

Notary's Signature

My Commission Expires: August 25th, 2027

Notary's Seal

COUNTY OF DICKSON
ELAINA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027

RECORD & RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210