Karen Johnson Davidson County
Batch # 1358501 DEEDQC
12/16/2025 09:12:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251216-0099774

QUIT CLAIM DEED	State of Tennessee, County of Davidson The actual consideration or value, whichever is greater, for this transfer is $00.00 (Transfer to RLT) Affiant SUBSCRIBED AND SWORN BEFORE ME on 11-24-25 Notary Public (SEAL) My commission expires: 9-5-28

MELISSA DENTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Sept. 5, 2028

THIS INSTRUMENT WAS PREPARED BY JOHN C. LEGGETT,PC TN Bar No. 031856 P.O. Box 275, Calhoun, GA 30703 NO OPINION / NO TITLE SEARCH		
Mail to Grantee Shirley Elaine Sims @ 4811 Brick Church Pike, Goodlettsville, TN 37072	Send tax bills to Shirley Elaine Sum @: 4811 Brick Church Pike, Goodlettsville, TN 37072	Map/Parcel 024.00-0-057.00

THIS INDENTURE, made on 11/24/2025, between **SHIRLEY ELAINE SIMS, as SUCCESSOR TRUSTEE of THE ELIZABETH ANN SIMS REVOCABLE LIVING TRUST DATED DECEMBER 21, 2022** as party of the first part, hereinafter called GRANTOR, and **SHIRLEY SIMS-SALDANA,** as party of the second part, hereinafter called TRUSTEES or GRANTEES (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, PURSUANT TO THE TERMS OF THE SAID REVOCABLE LIVING TRUST AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said TRUSTEE all that certain land situate in the 10th Civil District of Davidson County, State of Tennessee, to wit:

Beginning at an iron pin in the N margin of Campbell Road at its intersection with Brick Church Pike; thence along said Brick Church Pike N3°E 241' to an iron pin; thence N38°E 365.9' to a stake; thence leaving said pike S59°E 188.5' to an iron pin; thence S27°15'W 418.5' to an iron pin in the margin of said Campbell Road; thence along said margin of said road N52°W 251.2' to the Point of Beginning.

And the improvements known as 4811 Brick Church Pike, Goodlettsville, TN 37072.

Subject to any and all easements, covenants and/or restrictions of record, said Hamilton County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to TRUST by Quit Claim Deed dated January 17, 2023, of record as Instrument No. 20230119-0004236 in the Register's Office of Davidson County, Tennessee. For prior title see Instrument No. 20130607-0058056, said Davidson County Register's Office. Elizabeth Ann Sims having departed this life on December 30, 2024..

THE SUCCESSOR TRUSTEE HAS FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Shirley Elaine Sims

SHIRLEY ELAINE SIMS, Grantor, UTA

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY ELAINE SIMS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Regions Bank Goodlettsville, State of Tennessee, on 11.24.25.

Melissa Denton

NOTARY PUBLIC

My commission expires 9.5.28

MELISSA DENTON
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 5, 2028