Karen Johnson Davidson County
Batch# 1372931 DEEDQC
01/23/2026 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005795

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF ~~DECEMBER, 2025.~~ January 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

THE SIMMONS TRUST, dated May 7, 1990 and Restated September 26, 2008	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER (S) 172-14-0B-206.00-CO
(NAME)	(NAME)	
4720 Sterling Cross		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

KATHRYN SIMMONS AND ROBERT SIMMONS, WIFE AND HUSBAND

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

ROBERT A. SIMMONS AND KATHRYN J. SIMMONS, TRUSTEES OF THE SIMMONS TRUST, DATED MAY 7, 1990 AND RESTATED SEPTEMBER 26, 2008, AND ANY AMENDMENTS THERETO

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20010313-0024087, revising Instrument No. 20000225-0018479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn Simmons and Robert Simmons, wife and husband, by Warranty Deed from Michael Keipp and Rebecca Keipp, husband and wife, of record in Instrument No. 20251126-0094543, Register's Office for Davidson County, Tennessee, dated November 24, 2025 and recorded November 26, 2025.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: 4720 Sterling Cross, Nashville, TN 37211.

Witness our hands this the 21st day of ~~December~~ January, ~~2025.~~ 2026

Kathryn Simmons

Kathryn Simmons

Robert Simmons

Robert Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn Simmons and Robert Simmons**, the within named bargainor, 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, this the 21st day of ~~December~~ January, ~~2025.~~ 2026

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Dakota W. Underwood, 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 January 21, 2026.

Date

Affiant Signature

1/21/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of January, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY