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Temporary mailing location below,
Prepared by, simmons, christopher bernard
P.O. Box 331262
Nashville, Tennessee [37203]

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Karen Johnson
Batch # 1426498
05/28/2026 04:19:12 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260528-0048551

Space above is for recording only

New Owner:

CCJS BORDEAUX PROPERTY HOLDINGS TRUST

140 Queens Lane
Nashville, Tennessee [37218]

Map and Parcel No.

Map & Parcel No.: 069 02 0 078.00

QUITCLAIM DEED

This Quitclaim Deed is made on May 28, 2026 between **CHRISTOPHER BERNARD SIMMONS** and **CCJS BORDEAUX PROPERTY HOLDINGS TRUST dated May 19, 2026** of Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), paid by hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CHRISTOPHER BERNARD SIMMONS, A SINGLE MAN**, hereinafter referred to as Grantor(s), by these presents do hereby remise, release, quitclaim, convey and transfer unto Grantee, Grantee's heirs and assigns (if applicable), all of Grantor's right, title, or interest held by the CHRISTOPHER BERNARD SIMMONS in the following describe real property and improvements to **Trustee of the CCJS BORDEAUX PROPERTY HOLDINGS TRUST May 19, 2026**, Grantee(s), to have and to hold forever to certain tract or parcel of land located in **Davidson** County, **Tennessee,** and described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 225 Enchanted Hills Sec 11, of record in Plat Book 4460, page 184, Register's Office for said County, to which reference is made for a more complete description.

Said Lot 225 fronts 154.93 feet on the East margin of Queens Lane and extends back 391.23 feet on the north line, and 368.6 feet on the south line, to a line on the rear on which it measures 102.05 feet.

TRACT II

A tract of land in Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an iron pin set at the common rear corner of Lot 225 Enchanted Hills, Section II, recorded in Book 4460, page 184, R.O.D.C., Tennessee, thence,

1. With the common line of Lots 225 and 226 Extended, N85 degrees, 44'E, 60.40 feet to an iron pin set in the center of Parcel 71; thence,
2. With the center of Parcel 71, S2 degrees 18'W, 93.13 feet to an iron pin set; thence,
3. S77 degrees 31'14"W, 62.05 feet to an iron pin set at the common corner of Lots 224 and 225;
4. With the easterly line of Lot 225, N2 degrees 18'E, 102.05 feet to the point of beginning and containing 5,855 square feet.

Being the same property conveyed to Ann R. Morton by deed of record in Instrument 20190507-0042660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

This is improved property known as **140 Queens Lane, Nashville, Tennessee 37218**.

~~**TO HAVE AND TO HOLD**~~ said real estate, together with all of the appurtenances, ~~estate~~ and title thereunto belonging, ~~unto the said~~ **~~CCJS~~ BORDEAUX PROPERTY HOLDINGS ~~TRUST~~ dated May 19, 2026**, its heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same in unencumbered, except for current taxes, and restrictions and easements of record.

Send Tax Statements To:
CCJS Bordeaux Property Holdings Trust
5543 Edmondson Pike, Suite 164
Nashville, Tennessee [37211]

IN WITNESS WHEREOF, the undersigned, Christopher Bernard Simmons, Grantor, has hereunto set her hand, this 28 day of May, 2026.

Simmons, Christopher

Christopher Bernard Simmons

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christopher Bernard Simmons, the undersigned authority, a Notary Public, in and for said State and County, the within named Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 28th day of May, 2026.

Notary Public: Jordyn Nesbitt

My commission expires: 08/06/29

(stamp)

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR:

Simmons, Christopher

Christopher Bernard Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0).

GRANTEE:

Simmons, Christopher Bernard - Trustee

Christopher Bernard Simmons, Trustee

Sworn to and subscribed before me this the 28 day of May, 2026.

Notary Public: Jordyn Nesbitt

My commission expires: 08/06/29

(stamp)

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON