Karen Johnson Davidson County
Batch# 1440701 DEEDQC
06/30/2026 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260630-0059233

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Number:
John Simmons 5844 E Ashland Drive Nashville, Tennessee 37215	Same	Map 145-09 Parcel 048.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jena Simmons, by these presents does hereby quitclaim, and by these presents transfers and conveys unto John Simmons, his heirs and assigns, all of her right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 5844 E Ashland Drive, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 19th day of June, 2026.

Jena Simmons
JENA SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jena 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of June, 2026.



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 19th day of June, 2026.



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Tyne Valley Estates, Section 5, of record in Plat Book 3600, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Simmons and Jena Simmons, husband and wife, by Warranty Deed from Dwight Webb McQuiddy and wife, Carlin E. McQuiddy, of record in Instrument No. 20230802-0059556, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 June 19, 2026.

Date: June 19, 2026

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on June 19, 2026.



Notary Public

My Commission Expires: 09/05/2028