QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
2 Day of July, 2026.
Mari Weis, Deputy Register

State of Tennessee
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ Day of June 2026.

_____
Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney Simmons	**Same as New Owner**	**015-13-0A-071.00CO**
(NAME)	(NAME)	
1020 GAYRON DRIVE		
(ADDRESS)	(ADDRESS)	
JOELTON TN 37080		
(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 considerations, the receipt of which is hereby acknowledged, I, **COURTNEY SIMMONS, a married man** hereinafter called the Grantor, have quitclaimed unto **COURTNEY SIMMMONS and LATOCHA SIMMONS, wife and husband** hereinafter called the Grantees their assigns, all of my interest in the following land, in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat of Falls Subdivision of record in Plat at Instrument No. 20191015-0105302, 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 Courtney Simmons, a married man by Warranty Deed from Aubrey Jones nka Aubrey Jokerst and John Samson Jokerst, wife and husband, dated 5-13-26, of record in Instrument Number 20260514-0043424, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☑ property, known as 1020 Gayron Drive Joelton TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of June, 2026.

Karen Johnson Davidson County
Batch # 1441807 DEEDQC
07/02/2026 12:36:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260702-0059896

Courtney Simmons

Courtney Simmons

State of Tennessee
County of Davidson

Personally appeared before Courtney Simmons, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of June, 2026.

Notary Public Robert Carmon
My Commission Expires: June 15, 2028

ROBERT E. CARMON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 12
Murfreesboro, TN 37130