Karen Johnson Davidson County
Batch # 1451157 DEEDQC
07/23/2026 10:29:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0066867

Prepared By:
ANDREW G. MACKENZIE
Attorney at Law
MacKenzie Law Group
288 Bells Ferry Road NE
Rome, Georgia 30161
(706) 442-3556

Owner/Tax Responsibility:
Shirley E. Sims, as Trustee
4811 Brick Church Pike
Goodlettsville, TN 37072

Map & Parcel No: 024-00-0-057.00

QUIT CLAIM DEED

State of Tennessee
Davidson County

THIS INDENTURE, made this 11 day of June, 2026, between **SHIRLEY E. SIMS (F.N.A. SHIRLEY SIMS-SALDANA)**, unmarried, as the party of the first part, hereinafter called the Grantor,

AND

SHIRLEY E. SIMS, AS TRUSTEE OF THE SHIRLEY E. SIMS REVOCABLE TRUST DATED June 11, 2026, WITH FULL POWER TO SELL, CONVEY, ENCUMBER OR MORTGAGE WITHOUT JOINDER OF BENEFICIARY AND WITHOUT PURCHASER LOOKING TO THE APPLICATION OF THE PROCEEDS, AS THE PARTIES OF THE SECOND PART, HEREINAFTER CALLED THE GRANTEE,

The words "Grantor" and "Grantee" are to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: That Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, not recited herein, to them in hand paid by the said party of the second part, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, all of Grantor's interest whatsoever, in and to the following described premises, to-wit:

LOCATED IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

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 Shirley Sims-Saldana by Quit Claim Deed dated November 24, 2025, of record as Instrument No. 20251216-0099774 in the Register's Office of Davidson County, Tennessee. For prior title see Instrument No. 20230119-0004236, said Davidson County Register's Office.

DESCRIPTION TAKEN FROM PREVIOUS DEEDS

This is improved (X) or unimproved ( ) property, known as:

4811 Brick Church Pike, Goodlettsville, TN 37072

Parcel ID #: 024-00-0-057.00

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seal this day and year first above written.

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED A TITLE EXAMINATION OF THE WITHIN DESCRIBED PROPERTY AND MAKES NO REPRESENTATION TO THE STATUS THEREOF.

Signed, sealed and delivered in the presence of:

Shirley E. Sims

SHIRLEY E. SIMS (F.N.A. SHIRLEY SIMS-SALDANA)
Grantor

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, SHIRLEY E. SIMS, Grantor and the within named bargainor with whom I am personally acquainted or who prove to be upon the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of June, 2026.

VICKY PRAET
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY
My Commission Expires Jan. 22, 2030

Vicky Praet
(Signature of Notary Public)

Vicky Praet
(Name of notary, typed, stamped or printed)
Notary Public, State of Tennessee
My Comm. Expires 1/22/2030

We, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Shirley E. Sims

SHIRLEY E. SIMS, as Trustee
Affiant

Subscribed and sworn to before me on this 11th day of June, 2026.

VICKY PRAET
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY
My Commission Expires Jan. 22, 2030

Vicky Praet
(Signature of Notary Public)
My Comm. Expires 1/22/2030

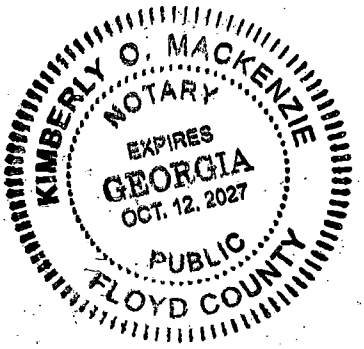
State of Georgia, Floyd County

I hereby swear or affirm that I prepared the deed of conveyance dated June 11, 2026 with the grantor being Shirley E Sims and that I am an attorney currently licensed in Tennessee (BPR # 043646). I have not conducted a title examination of the within described property and make no representation as to the status thereof.

Andrew G. MacKenzie, Attorney at Law

Subscribed and sworn to before me on this 17th **day of** July **, 2026.**

Seal



(Signature of Notary Public)
Kimberly O. MacKenzie
My Comm. Expires: October 12, 2027