Karen Johnson
Batch # 1452550
07/29/2026 01:52:48 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260729-0069863

QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-AOH-QCD-26-252

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 27 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.22.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney Simmons	**New Owners**	
(NAME)	(NAME)	
252 Mayflower Lane North		**042110B07000CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

OHMA SIMMONS, FLOYD SIMMONS, TRACY SIMMONS, AND COURTNEY SIMMONS ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

COURTNEY SIMMONS ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

BEING APARTMENT UNIT NO. 252 OF HERITAGE VILLAGE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, AND BOOK 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH SAID MASTER DEED AS SUPPLEMENTED AND AMENDED. REFERENCE IS HEREBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID SUPPLEMENT AND AMENDED TO THE MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH SIMMONS, BY WARRANTY DEED, FROM CLAUDE R. DUNN AND MARTHA L. DUNN, OF RECORD IN INSTRUMENT NO. 20061012-0126824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JOSEPH SIMMONS HAVING SINCE DIED INTESTATE ON MAY 26, 2012, THE PROPERTY OF THE SAID JOSEPH SIMMONS VESTED IN OHMA SIMMONS, FLOYD SIMMONS, TRACY SIMMONS, AND COURTNEY SIMMONS, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20260706-0060698 AND INSTRUMENT NO. 20260714-0063680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **252 Mayflower Lane North, Madison, TN, 37115**.

Witness our hands this the 6 day of July, 2026.

Ohma Simmons

OHMA SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **OHMA SIMMONS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2026.

Amber Hutcheson
Notary Public
My Commission Expires April 25, 2029
(SEAL)

AMBER HUTCHESON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Floyd Simmons

FLOYD SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **FLOYD SIMMONS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of July, 2026.

Sarah Copeland Morton
Notary Public
My Commission Expires: 03/20/2027
(SEAL)

SARAH COPELAND MORTON
Notary Public
Commonwealth of Kentucky
Commission Number KYNP65960
My Commission Expires Mar 20, 2027

Tracy Simmons 7/6/2026

TRACY SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **TRACY SIMMONS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of July, 2026.

Alyson Burch
Notary Public
My Commission Expires: ~~4/30/2030~~ AB
(SEAL) 4/30/2030 AB

ALYSON BURCH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Courtney Simmons

COURTNEY SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **COURTNEY SIMMONS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2026.

Amber Hutcheson

Notary Public
My Commission Expires: April 25, 2029
(SEAL)

