This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10123-MC

Karen Johnson Davidson County
Batch# 1464992 DEEDWARR
08/27/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $112.39
20260827-0079791

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,375.00.

Eldridge Simmons
Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 21st day of August, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eldridge C. Simmons 912 43rd Ave N Nashville TN 37209	new owner	091 08 0 249.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James E. Simmons, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Eldridge C. Simmons, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee Being part of Lots 17 and 19 and the whole of Lot 18 as shown on the SUBDIVISION OF BLOCK "O" AND "P" PLAN NO. 3, WEST NASHVILLE, registered in Plat Book 161, Page 9, Register's Office, Davidson County, Tennessee, to which reference is here made, and being more particularly described as follows:

Said Lot No. 18 and part of Lots 17 and 19 front 45 feet on the East margin of 43rd Avenue North, and extends back in an Eastwardly direction 150 feet to the West margin of an alley.

Being the same property conveyed to Eldridge C. Simmons and James E. Simmons, by Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 6229, Page 470, in the Register's Office of Davidson County, Tennessee, dated January 31, 1984 and recorded on February 10, 1984.

This is ☐ improved or ☒ unimproved property located at: **43rd Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2026.

GRANTOR:

James Simmons
James E. Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James E. Simmons,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of August, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

I, Kirsten Virden, 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 8-21-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-21-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

