Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John Sturgill Simpson and Sarah E. Tackett, Trustees, Simpson Family Revocable Living Trust Agreement 1816 7th Ave. N Nashville, TN 37208	Same	081-08-2D-002.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sarah E. Tackett and John S. Simpson, wife and husband** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John Sturgill Simpson and Sarah E. Tackett, Trustees, Simpson Family Revocable Living Trust Agreement dated May 15, 2015,** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at 1818 7th Avenue North, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130822-0088787, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Sarah E. Tackett and John S. Simpson, wife and husband**, by Warranty Deed from **Urban Core Homes II, LLC and Foundation Development, LLC** dated April 23, 2014, of record in Instrument No. 20140429-0035768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument Number 20130822-0088787, Register's office for Davidson County, Tennessee, Register's Office of Davidson County, Tennessee.
- Instrument of record in Instrument Number 20130822-0088787, said Register's Office.
- Instrument of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee.
- Instrument of record in Book 4312, Page 577, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160065451 DEEDQC
Recvd: 07/29/16 14:12 3 pgs
Fees:17.00 Taxes:0.00
20160729-0078473

- Any and all existing easements and restrictions as shown of record not stated herein.

John S. Simpson and **John Sturgill Simpson** are one and the same person.

This is improved property known as: **1816 7th Ave N., Nashville, TN 37208.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 20 day of July, 2016.

John S. Simpson

Sarah E. Tackett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John S. Simpson,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2016.

Notary Public

My Commission Expires: 1/9/18

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sarah E. Tackett**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2016.

Notary Public

My Commission Expires: 1/9/18

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of July, 2016.

Notary Public

My Commission Expires:
11/9/18

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018