Karen Johnson Davidson County
Batch# 285476 DEEDQC
09/13/2019 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190913-0093179

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 11, 2019.

Notary Public

My Commission Expires: 3/03/2020

CANDACE M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

New Owner Address:
Nancy Simpkins Brasher, Trustee
1925 Oakhampton Place
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number
142 13 0C 024.00

QUITCLAIM DEED

William O. Simpkins ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Nancy Simpkins Brasher, Trustee of The William O. Simpkins Revocable Living Trust, dated September 9, 2019** ("Grantee"), right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, September 9, 2019.

William O. Simpkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William O. Simpkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, September 9, 2019.

Notary Public

My Commission Expires: May 3, 2021

KAREN M. BRUNETTI NOTARY PUBLIC TENNESSEE EXPIRES May 03, 2021 DAVIDSON COUNTY

785416 1/2011927

EXHIBIT A

Unit No. 8576, together with the carport designated No. 8576-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davison County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, pages 203 and 204, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, pages 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, page 708, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owner and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924; Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945, and Plat Book 7900, page 956; Plat Book 9700, page 27; Plat Book 9700, page 143, as revised in Plat Book 9700, page 186; Plat Book 9700, page 203; and Plat Book 9700, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William O. Simpkins and wife, Doreene D. Simpkins from Haury and Smith Contractors, Inc. by warranty deed of record in Book 10601, Page 116, Register's Office for Davidson County, Tennessee. Doreene D. Simpkins having subsequently died on August 24, 2019 and the property vested in William O. Simpkins by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 8576 Sawyer Brown Road, Nashville, TN 37221.

True Copy Certification

I, Andrew J. Bellm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

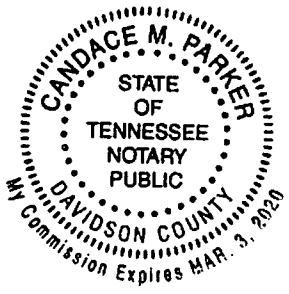
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020

Notary's Seal



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