Karen Johnson Davidson County
Batch# 291579 DEEDQC
09/26/2019 10:07:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190926-0097898

LEE A COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BOX 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 25 DAY OF Sept, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STONEHOUSE CONSTRUCTION, LLC	**SAME**	**103-01-0-067.00**
(NAME) **6018 HILL CIRCLE**	(NAME)	**103-01-0-099.00**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A/D NOVEMBER 16, 1995,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **STONEHOUSE CONSTRUCTION, LLC,** A **TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 103-01-0-067.00 Property Known as 229 Marcia Avenue, Nashville, TN 37209:

Land in Davidson County, Tennessee, being Lot No. 2 on the map of John B. Cowden's Fourth Subdivision, not of record, described according to a survey made by Norris H. Hickerson, surveyor, May 14th, 1947, and revised January 10th, 1948, as follows:

Beginning on the westerly margin of Marcia (formerly Cowden) Avenue at the southeast corner of the property conveyed to T. Enloe Truett et al in Book 1883 at page 164 in the Register's office of Davidson County, Tennessee, at the corner of Lots 1 and 2; thence, with the line between the said two lots, south 68° west 263 feet to the northeast corner of Lot 9; thence with the easterly margin of Lot 9, southeastwardly 142 1/2 feet to the corner of Lots 2 and 3; thence, with the line between the said two lots, north 57° east 221 1/2 feet to the westerly margin of Marcia (formerly Cowden) Avenue; thence with the westerly margin of Marcia avenue north 22° west 58 feet and north 4 1/2° west 42 feet to the beginning.

Being the same property conveyed to Clifford R. Simpson, Trustee of the Simpson Revocable Trust U/A DTD 11/16/1995 , Clifford R. Simpson, Trustee, by deed from Claudia Hatcher Patterson, f/k/a Claudia Christine Hatcher and Alisa Steverson of record in Instrument No. 20141110-0103762, Register's Office for Davidson County, Tennessee.

Tract 2: 103-01-0-099.00 Property Known as 302 Marcia Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being the south part of Lot 11 of the John B. Cowden Subdivision No. 3, not of record, more particularly described according to survey by Patrick S. Coode, Registered Land Surveyor, License #855, John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, dated October 27, 1997, File No. 30956-318:

Beginning at the Northeast intersection of Hill Circle Drive and Marcia Avenue (formerly Cowden Street); thence along the East right of way of Marcia Avenue N 27 31 minutes 38 seconds W, 130.50 Feet to an iron pin; thence leaving Marcia Avenue N 74 22 minutes 50 seconds E 99.12 feet to an iron pin; thence S 26 26 minutes 06 seconds E 143.50 feet to an iron pin in the South right of way of Hill Circle Drive; thence with said Hill Circle Drive N 82 00 minutes E, 100.00 feet to the point of beginning.

Being the same property conveyed to the Simpson Revocable Trust U/A/D November 16, 1995 by deed from Clifford R. Simpson of record in Instrument No. 20140609-0049818, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **229 & 302 MARCIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this ____ day of _____, 2019.

See Attached Page

SIMPSON REVOCABLE TRUST
U/A/D NOVEMBER 16, 1995

_____

BY: CLIFFORD R. SIMPSON, TRUSTEE

STATE OF INDIANA
COUNTY OF VIGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Clifford R. Simpson, Trustee of the Simpson Revocable Trust u/a/d November 16, 1995**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 2019.

My Commission Expires: _____

_____
Notary Public

BY: CLIFFORD R. SIMPSON, TRUSTEE

Clifford R. Simpson, Trustee Sept. 16, 2019

STATE OF INDIANA
COUNTY OF VIGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Clifford R. Simpson, Trustee of the Simpson Revocable Trust u/a/d November 16, 1995, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 16th day of Sept, **2019.**

My Commission Expires: 1/15/2024

Notary Public Commission No. 727088

NOTARY PUBLIC STATE OF INDIANA