Karen Johnson Davidson County
Batch# 713111 DEEDQC
09/10/2021 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121855

Prepared by:
Magnolia Title and Escrow, Inc.
1104 Fatherland St
Nashville Tn 37206

After Recording Return To:
Magnolia Title and Escrow, Inc
1104 Fatherland St
Nashville Tn 37206

File Number: TR-21-1128
Parcel ID: 091 11 0 413.00

Quitclaim Deed

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin E. Simpson, III, married,** "the Grantor," convey and quitclaim unto **Benjamin E. Simpson, III and Renee N. Simpson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1213, BLOCK 176, ON THE NO. 1 PLAN OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Benjamin E Simpson, III by Quit Claim Deed from Mollie A. Gass of record as Instrument No. 20170418-0037868 in the Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 18, 2017.

Being also known as 5308 Indiana Avenue, Nashville, TN 37209

Property Address: 5308 Indiana Avenue, Nashville, TN 37209

Executed under seal this 30 day of July, 2021.

Benjamin E. Simpson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of ~~August~~ July 26, 2021, before me personally appeared Benjamin E. Simpson, III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 30th day of ~~August~~ July 26, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tiffany Rooker, 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 **7/30/2021**.

Date

Tiffany Rooker

Affiant Signature

7/30/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON