WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold G. Simpson and Susan D. Simpson	Pinnacle Bank	
(NAME) 117 Ransom Avenue	(NAME) 150 3rd Ave South #1000	104-10-0O-005.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CRAIG ALBERT, TRUSTEE OF THE CRAIG ALBERT REVOCABLE 2006 TRUST UAD 10/11/2006, AS AMENDED 9/5/2007, AS AMENDED 3/26/2009, AS AMENDED 12/11/2009, AS AMENDED 6/3/2013, AS AMENDED 3/17/2016**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARNOLD GLENN SIMPSON AND SUSAN DAVIDSON SIMPSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Byron Close of record in Plat at Instrument No. 20131018-0108864, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Scott Brown and Ashley May Brown, husband and wife by Special Warranty Deed from Austin B. Pennington, of record in Instrument No. 20190910-0091493, Register's Office for Davidson County, Tennessee, dated September 09, 2019.

Being the same property conveyed to Craig Albert, Trustee of the Craig Albert Revocable 2006 Trust dated October 11, 2006, as amended on September 05, 2007, March 26, 2009, December 11, 2009, and June 03, 2013, by Warranty Deed from Gregory Scott Brown and Ashley May Brown, husband and wife, of record in Instrument No. 20201123-0137111, Register's Office for Davidson County, Tennessee, dated November 19, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 117 Ransom Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 822151 DEEDWARR
03/14/2022 01:30:30 PM 2 pgs
Fees: $13.00 Taxes: $5,531.50
20220314-0029565

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 1st day of March, 2022

THE CRAIG ALBERT REVOCABLE 2006 TRUST UAD 10/11/2006, AS AMENDED 9/5/2007, AS AMENDED 3/26/2009, AS AMENDED 12/11/2009, AS AMENDED 6/3/2013, AS AMENDED 3/17/2016

BY: CRAIG ALBERT, TRUSTEE

BY: _____

KEVIN D. MONTGOMERY, AS AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Craig Albert, Trustee of the Craig Albert Revocable 2006 Trust, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of Craig Albert, Trustee of the Craig Albert Revocable 2006 Trust by himself as Authorized Agent.

Witness my hand and official seal this 1st day of March, 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission expires: My Commission Expires November 26, 2022

I Lisa Allard, 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 March 7, 2022.

Lisa Allard, Affiant March 7, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee County of Williamson
Sworn to and subscribed before me this March 7, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024