THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 855541 DEEDQC
05/13/2022 12:27:59 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20220513-0055491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

The actual consideration or value whichever is greater, for this transfer is **$55,000.00.**

Subscribed and sworn to before me this 20th day of April, 2022.

Notary Public **Affiant**

My Commission Expires: 5/2/2022

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Lawrence Simpson Marlita Simpson 4056 Brick Church Pike Nashville, TN 37207	Same	04106000400

FOR AND IN CONSIDERATION of Fifty Five Thousand Dollars ($55,000.00), cash in hand paid, the receipt of which is hereby acknowledged, **Marlita Simpson, Daryl Gunter, and Yvette Gunter,** by these presents does hereby quitclaim and convey unto **Lawrence Simpson and Marlita Simpson**, husband and wife, and their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Skyline, Section One, as of record in Book 2854, Page 117, Register's Office for Davidson County, Tennessee.

Said lot No. 6 fronts 86 feet on the westerly margin of Brick Church Pike and extends back 437.2 feet on the northerly line and 436 feet on the southerly line, to a dead line in the rear, measuring 96.9 feet theron.

Being the same property conveyed to Cecil H. Shelton, unmarried, from David P Turner and wife, Nancy O. Turner, by Warranty Deed on May 22,

2018, of record in Instrument 20180627-0061822, Register's Office for Davidson County, Tennessee.

The said Cecil H. Shelton having since died intestate on or about November 27, 2021 leaving her interest to her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20220513-0055490, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 4040 Brick Church Pike, Nashville, TN 37207.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Marlita Simpson 4-20-22 Date

Daryl Gunter Date

Yvette Gunter 5/5/22 Date

STATE OF TENNESSEE
COUNTY OF Davidson

WILLIAM D. DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2022

Personally appeared before me, William D Duke Jr, a Notary Public for said County and State, **Marlita Simpson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of April, 2022.

Notary Public

My Commission Expires: 5/2/2022

STATE OF VA
COUNTY OF Fairfax

Personally appeared before me, Rodney Baltimore, a Notary Public in and for said County and State, **Daryl Gunter**, the within named 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 _____, _____ this the 22nd day of April, 2022.

RODNEY GLENN BALTIMORE
NOTARY PUBLIC
REGISTRATION # 7898686
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MARCH 31, 2024

NOTARY PUBLIC

My Commission Expires: 3/31/2024

STATE OF North Carolina
COUNTY OF Surry

Personally appeared before me, Jessica J Villegas, a Notary Public in and for said County and State, **Yvette Gunter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this the 5th day of May, 2022.

JESSICA J VILLEGAS
NOTARY PUBLIC
Surry County, North Carolina
My Commission Expires NOV 20, 2024

NOTARY PUBLIC

My Commission Expires: NOV. 20, 2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.