THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$451,900.00~~ $431,000.00

Subscribed and sworn to before me this 26th day of July, 2022.

Sandy Balent
Notary Public
My Commission Expires: 10.2.23

Linda Pinkham
Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
PINKHAM HOLDINGS, LLC 808 N. Graycroft Ave Madison, TN 37115	Same as new owner.	120D-B-020.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JAMES SIMPSON, JR., MELISSA SIMPSON, MATASHA SIMPSON, GREGORY ROBERTSON, JACQUELINE HARDING, TENNIE CHILDS, JAMES POLLARD, JR., REMONIA HARDIN, ISOPHINE CHILDRESS, REMONIA HARRIS, AND ALDREUANA SIMPSON, AS THEIR INTERESTS MAY APPEAR,** have this day bargained and sold, and do hereby transfer and convey unto the said **PINKHAM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled Section One, Oak Park Subdivision, of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALBERT L. SIMPSON AND WIFE, AILEEN L. SIMPSON, by deed from ROY HAROLD BINKLEY AND WIFE, KITTY RICE BINKLEY, of record in Book 5049, page 1, dated July 22, 1976, said Register's Office.

AILEEN L. SIMPSON died on or about August 22, 1996, leaving ALBERT L. SIMPSON as the surviving tenant by the entirety.

ALBERT L. SIMPSON aka ALBERT L. SIMPSON, SR. died testate on or about November 1, 2021, devising said property to JAMES HENRY SIMPSON, JACQUELINE HARDING, TENNIE CHILDS, CHERRION POINTIR, VERA HARDIN, ISOPHINE CHILDRESS, REMONIA HARRIS, AND THE ISSUE OF ALBERT LEE SIMPSON, JR., by will of record in Docket No. 21P2271, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Karen Johnson Davidson County
Batch# 898047 DEEDWARR
08/03/2022 10:39:30 AM 9 pgs
Fees: $48.00 Taxes: $1,594.70
20220803-0088408

ALBERT LEE SIMPSON, JR. died intestate on or about December 17, 2002, leaving ALDREUANA SIMPSON as his only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208030088405 **said Register's Office.**

JAMES HENRY SIMPSON aka JAMES HENRY SIMPSON, SR. died intestate on or about August 26, 2016, leaving JAMES SIMPSON, JR, MELISSA SIMPSON, MATASHA SIMPSON, AND GREGORY ROBERTSON as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208030088404 **, said Register's Office.**

VERA HARDIN died intestate on or about November 11, 2017, leaving Remonia Hardin as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208030088406 **, said Register's Office.**

CHERRION POINTIR died intestate on or about July 24, 2020, leaving JAMES POLLARD, JR. as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202208030088407 **said Register's Office.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

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 our hands this 15 day of July, 2022.

JAMES SIMPSON, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E Freeman a Notary Public in and for said County and State, **JAMES SIMPSON, JR.**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/03/2024

MELISSA SIMPSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MELISSA 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MATASHA SIMPSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MATASHA 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Gregory Robertson ←

GREGORY ROBERTSON

STATE OF OH
COUNTY OF Licking

Personally appeared before me, Beth Conley, a Notary Public in and for said County and State, **GREGORY ROBERTSON,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Licking County, OH BC, ~~Tennessee~~, this the 21 day of July, 2022.

Beth Conley
NOTARY PUBLIC

My Commission Expires: 11.18.2025

NOTARIAL SEAL
STATE OF OHIO

BETH CONLEY
Notary Public, State of Ohio
My Commission Expires
November 18, 2025

Jacqueline E. Harding
JACQUELINE HARDING

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **JACQUELINE HARDING,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennie Childs
TENNIE CHILDS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **TENNIE CHILDS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/02/2024 2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE
SUMNER COUNTY

James A. Pollard jr
JAMES POLLARD, JR.

STATE OF Tennessee
COUNTY OF Hardeman

Personally appeared before me, John K Johnson, a Notary Public in and for said County and State, **JAMES POLLARD, JR.**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whiteville, Tennessee, this the 14th day of July, 2022.

John K Johnson
NOTARY PUBLIC

My Commission Expires: 1-24-2023

JOHN K. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HARDEMAN
My Comm. Expires January 24, 2023

JOHN K. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HARDEMAN
My Comm. Expires January 24, 2023

REMONIA HARDIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **REMONIA HARDIN,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ISOPHINE CHILDRESS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **ISOPHINE CHILDRESS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Remonia Harris

REMONIA HARRIS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **REMONIA HARRIS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ALDREUANA SIMPSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **ALDREUANA 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-15-22.

Affiant Signature

7-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2022.

Notary Signature

My Commission Expires: 11/8/22

