Karen Johnson Davidson County
Batch# 916718 DEEDQC
09/14/2022 11:53:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220914-0102521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Kenneth Wayne Simpson, Jr., individually

Subscribed and sworn to before me on this 13 day of [illegible] 2022.

NOTARY PUBLIC
My commission expires: [illegible]

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LAURA TEK

This instrument was prepared by:

Laura Tek
Attorney-at-Law
P.O. Box 280987
Nashville, TN 37228-0987

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel:**
Kenneth Wayne Simpson, Jr. Kameron Jacob Simpson 761 Tulip Grove Road, Unit 1603 Hermitage, TN 37076-5704	Same	075 12 0C 001.00

ADMINISTRATOR'S QUITCLAIM DEED

Shelia Jane Simpson died intestate on July 27, 2020. She was unmarried but left two adult children as her immediate heirs; to wit: **Kenneth Wayne Simpson, Jr.** and **Kameron Jacob Simpson**. On or about September 18, 2020, an Order of Probate was entered by the Seventh Circuit Court for Davidson County, Tennessee, at docket number 20P-1467. **Kenneth Wayne Simpson, Jr.** and his brother were appointed as the Administrators. They are also the only residuary distributees of the decedent's estate pursuant to the laws of intestate succession. Administrator **Kenneth Wayne Simpson, Jr.** is duly qualified. The Administrator, by signing this Deed, releases any right the Administrator has to recover this realty in the event of the subsequent insolvency of this Estate. Therefore, in accordance with the laws of intestate succession, **Kenneth Wayne Simpson, Jr., Administrator**, quitclaims to **Kenneth Wayne Simpson, Jr., individually**, and **Kameron Jacob Simpson, individually**, as joint tenants with a right of survivorship, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Being Lot No. 1603 on the Plan of Resubdivision of Brookside Park Townhomes, Phase One a Horizontal Property Regime with Private Elements of record in

Instrument No. 20000107-0002402 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to **Shelia J. Simpson**, an unmarried woman, by Warranty Deed from Ann N. Key, an unmarried woman, of record at Instrument 20050909-0108403, Register's Office for Davidson County, Tennessee, and by Scrivener's Affidavit at Instrument 20071003-0118034, Register's Office for Davidson County, Tennessee. The said **Shelia J. Simpson** having since died.

This is improved real property known as 761 Tulip Grove Road, Unit 1603, Hermitage, TN 37076-5704.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 13 day of Sept. 2022.

Estate of Shelia Jane Simpson

By: _____
Kenneth Wayne Simpson, Jr.,
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Kenneth Wayne Simpson, Jr.**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 13 day of Sept. 2022.

_____
NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/1/2026

* * *