BOX 10-B

Karen Johnson Davidson County
Batch# 977647 DEEDQC
03/07/2023 10:22:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230307-0016209

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Carla J. Simpson-Webb-Dardamanis

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2023.

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLA J. SIMPSON WEBB DARDAMANIS, ET AL	**STONEHOUSE CONSTRUCTION, LLC**	**103-05-0-070.00** **103-05-0-071.00**
(NAME) **6018 HILL CIRCLE**	(NAME) **6018 HILL CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CARLA J. SIMPSON WEBB DARDAMANIS, SUCCESSOR TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A/D NOVEMBER 16, 1995,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **CARLA J. SIMPSON WEBB DARDAMANIS, DOUGLAS M. SIMPSON, CLIFFORD CRAIG SIMPSON, ANDREW R. SIMPSON, AND GORDON P. SIMPSON, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map & Parcel No. 103-05-0-070.00 – 1230 Watts Terrace

Being part of Lot No. 5 on the Map of the Division of Jackson Place, as of record in Book 1130, Page 59, Register's Office for said County, and described as follows:

Beginning at a point in the southerly line of Lot 5 at the southeast corner of the property conveyed to Howard G. Maxwell and wife, by deed of record in Book 4464, page 180; thence with the line of said lot, North 72° 44' East 160.5 feet to a point at the southwest corner of the property conveyed to George Mays and wife, by deed of record in Book 2137, page 116; thence along with May's westerly line northerly 126 feet to a point; thence westerly 160 feet to a point in the easterly line of the property conveyed to Howard G. Maxwell and wife, aforesaid; thence along his easterly line, southerly 150 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREIN is that portion of said property conveyed to 1 Public Homes, LLC, a Tennessee Limited Liability Company by deed from Capital Journey, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180108-0002170, Register's Office for said County.

Being the same property conveyed to Clifford R. Simpson, Trustee of the Simpson Revocable Trust U/A DTD 11/16/1995, from Vance Hyndman, Jr., married, by deed dated June 5, 2018, of record in Instrument No. 20180607-0054806, said Register's Office.

Map & Parcel No. 103-05-0-071.00 – 0 Watts Terrace

Land situated in the City of Nashville in the County of Davidson in the State of TN, Beginning at a point N. 45 degrees 30 minutes W 56 Feet from the Southeast corner of the property belonging to Clyde H. Staggs and wife, Verna Lou and Lewis O. McDaniel and wife, Shirley Ann, as recorded in Book 2964, Page 287, in the office of the Register of Deeds, Davidson County, Tennessee; Thence South 76 degrees 20 minutes W 60 feet to a stake; Thence North 13 degrees 40 minutes W. 50 feet to a stake; Thence North 76 degrees 20 minutes East 60 feet to a stake; Thence South 13 degrees 40 minutes East 50 feet to a Stake and the point of beginning. Less and Except any road right of way existing of record.

Being the same property conveyed to Clifford R. Simpson, Trustee of the Simpson Revocable Trust u/a/dtd 11/16/1995, from Real Estate Rentals LLC, a Tennessee Limited Liability Company, by deed dated February 12, 2021, of record in Instrument No. 20210301-0025223, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

****These are the same legal descriptions as the prior deeds.****

Unimproved (X)
This is improved(X) property known as **0 & 1230 WATTS TERRACE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of **March, 2023.**

SIMPSON REVOCABLE TRUST U/A/D
NOVEMBER 16, 1995

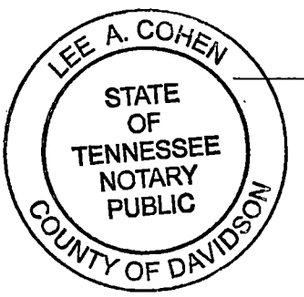
Carla J. Simpson-Webb-Dardamanis, TTEE
By: Carla J. Simpson Webb Dardamanis,
Successor Trustee

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 **Carla J. Simpson Webb Dardamanis, Successor Trustee of the Simpson Revocable Trust U/A/D November 16, 1995,** the 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 Nashville, Tennessee this 6th day of March, 2023.

My commission expires: **March 3, 2026.**



Lee A. Cohen
Notary Public