Karen Johnson Davidson County
Batch# 987890 DEEDQC
04/03/2023 02.48 55 PM 3 pgs
Fees $17 00 Taxes $0 00
20230403-0024123

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me, this 31 day of March, 2023

L. Ralph
Notary Public

My Commission Expires. 7/7/25

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JUL 07, 2025

Address of new owners: Send Tax Bills to: Map-Parcel Numbers

Phillip Matthew Simpson and Allison T Simpson, Co-Trustees of The Simpson Family Trust dated March 31, 2023
1100 Radnor Glen Drive
Brentwood, TN 370287

SAME

159-02-0-071.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Phillip Matthew Simpson and Allison Thompson Simpson, husband and wife**, hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Phillip Matthew Simpson and Allison T. Simpson, Co-Trustees of The Simpson Family Trust dated March 31, 2023**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors'

rights, titles and interests in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference

A new legal description was not prepared for this transaction The legal description is the same as the previous instruments of record.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian S Shelton or Carter Shelton, PLC perform a title examination, and that neither Brian S Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of March, 2023

Phillip Matthew Simpson

Allison Thompson Simpson

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 Phillip Matthew Simpson and Allison Thompson Simpson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 31 day of March, 2023

Notary Public

My Commission Expires 7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled High Ridge Subdivision Phase 1, of record as Plat Book 11700, page 57, 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 Phillip Matthew Simpson and Allison Thompson Simpson, husband and wife, by deed of record as Instrument Number 20160912-0095769, Register's Office for Davidson County, Tennessee

This conveyance is made subject to. (1) Matters shown on the Plan of record as Plat Book 11700, page 57; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 11741, page 713 and amended as Instrument No. 20040624-0075401, (4) Storm Water Detention Agreement of record in Instrument No 20010109-0002596; (5) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record and (6) any and all applicable governmental and/or zoning regulations

This is improved property known as 1100 Radnor Glen Drive, Brentwood, TN 37027