Karen Johnson Davidson County
Batch# 1025920 DEEDWARR
07/13/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230713-0053863

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238435 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$420,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 11th day of July, 2023. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-6-2025

WARRANTY DEED

THIS INDENTURE, made this 11th day of July, 2023, among:

VIRGINIA HARRIS, RENE SHEPHERD, AND KAYE RICE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to William W. Tucker and wife, Edith Williams Tucker by deed from James E. Brown and wife, Dimple P. Brown, dated February 25, 1963, of record in Book 3506, page 555, Register's Office for Davidson County, Tennessee. The said William W. Tucker having since died on August 23, 1991, leaving Edith Williams Tucker as surviving tenant by the entirety. The said Edith Williams Tucker having since died testate on September 27, 1997 and pursuant to the Last Will and Testament and Order for Muniment of Title of Edith Williams Tucker, of record in Docket No. 23P-414, Davidson County, Tennessee, Probate Court Clerk's Office, the property was devised to Virginia Harris as to a 2/3 interest and Martha Sander, as to a 1/3 interest. The said Martha Sander having since died intestate on January 18, 2009 and pursuant to final Probate Order in Docket number 2009P-103, Sumner County, Tennessee, Chancery Court Clerk, her sole heirs at law being her children, Rene Shepherd and Kaye Rice.

Also, see Executor's Deed from Virginia Harris Executor of the Estate of Edith Williams Tucker, deceased to Virginia Harris, a 2/3 share and Martha Sander, a 1/3 share, of record in Instrument No. 20230420-0028948, said Register's Office.

Also, see Administrator's Quitclaim Deed from Rene Shepherd, Administrator of the Estate of Martha Sander to Rene Shepherd and Kaye Rice, of record in Instrument No. 20230522-0038518, said Register's Office.

This property being known as 2025 Benjamin Street, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Virginia Harris

Virginia Harris

Rene' Shepherd

Rene Shepherd

Kaye Rice

Kaye Rice

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Virginia Harris, Rene Shepherd and Kaye Rice**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2023.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Jim Simpson & Mary Elizabeth Long Simpson
Address: ~~2025 Benjamin Street~~
City, State, Zip: Nashville, TN ~~37206~~ 37216
1018 Maplewood Place

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 083-07-002.00

Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the custodian 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 July 13, 2023 (date of document).

Affiant Signature

July 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023