Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
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Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1045760 DEEDQC
09/05/2023 09:08:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230905-0069119

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Arnold Glenn Simpson and Susan Davidson Simpson
Co-Trustees, Simpson Family Revocable Living Trust
117 Ransom Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
091054H00100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Arnold Glenn Simpson, Trustee of the Arnold Glenn Simpson Revocable Trust dated July 9, 2003** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Arnold Glenn Simpson and Susan Davidson Simpson, Co-Trustees, Simpson Family Revocable Living Trust Agreement dated August 28, 2023** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 122 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 122 Duluth Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20200428-0044155, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to **Arnold Glenn Simpson, Trustee of the Arnold Glenn Simpson Revocable Trust dated July 9, 2003**, by Warranty Deed dated March 30, 2021, from **The MC2 Group Inc, a Tennessee Corporation**, recorded in Instrument No. 20210331-0042562, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **122A Duluth Ave., Nashville, TN 37209.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 28th day of August 2023.

Arnold Glenn Simpson, Trustee
Arnold Glenn Simpson Revocable
Trust dated July 9, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Arnold Glenn Simpson, Trustee, Arnold Glenn Simpson Revocable Trust dated July 9, 2003**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August 2023.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 28th day of August 2023.

Notary Public

RUSSELL T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/10/2027