Karen Johnson Davidson County
Batch# 1051297 DEEDWARR
09/19/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,785.25
20230919-0073239

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1996-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $482,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2023.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William C. Simpson and Bridget Simpson 6586 Clarksville Pike Joelton, TN 37080	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	014 00 0 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marcia Klein, a married woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William C. Simpson and Bridget Simpson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, designated as Tract No. 10 described according to an unrecorded survey made by Hickerson and Hickerson, Engineers dated July 9, 1964 and revised October 20, 1964, as follows:

Beginning at a point in the Northerly margin of Clarksville Highway, US 41-A, 853.0 feet in an Easterly direction from the Northeast corner of Clarksville Highway and Douglas Road; thence North 6 degrees East 1425.3 feet to an iron pin; thence North 45 degrees 05 minutes East 256.6 feet to an iron pin; thence South 5 degrees 25 minutes West 1625.0 feet to an iron pin in the Northerly margin of Clarksville Highway, North 79 degrees 00 minutes West 183.0 feet to the point of beginning, containing 6.5 acres, more or less.

Being the same property conveyed to Marcia Klein, unmarried by Warranty Deed from Damien C. Steele, unmarried, of record in Instrument No. 20060803-0095066, in the Register's Office for Davidson County, Tennessee, dated August 01, 2006 and recorded on August 03, 2006.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **6586 Clarksville Pike, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2023.

GRANTOR:

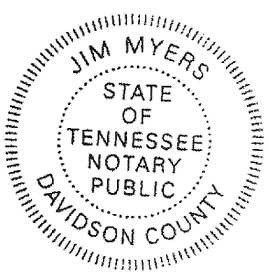
Marcia Klein

Marcia Klein

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcia Klein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2023.



Notary Public
My Commission expires: 1-6-2024

202309190073239

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 18, 2023

Affiant Signature

Date: 9/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 18, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM