Karen Johnson Davidson County
Batch# 1051345 DEEDQC
09/19/2023 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073301

PREPARED BY:
Roland T. Hairston & Associates
Hunter T. Evans, Sup. Ct. No. 037791
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: 615-428-7354
Email: Hunter@RolandHairston.com

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Affiant

SWORN AND SUBSCRIBED before me this 25th day of August, 2023.

Notary Public

My commission expires: 1/28/2026

HUNTER THOMAS EVANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map & Parcel No.
Tuwisha Denise Rogers-Simpson 5512 Brookshire Drive Nashville, Tennessee 37211	**Tuwisha Denise Rogers-Simpson** 5512 Brookshire Drive Nashville, Tennessee 37211	172 10 0A 004.00

THIS QUITCLAIM DEED made this 25th day of August, 2023 by **HAROLD BURTON SIMPSON** (later called "Grantor"), a married man, whose mailing address is 4731 Centennial Boulevard, Apt. 4717, Nashville, Tennessee 37209, to **TUWISHA DENISE ROGERS-SIMPSON** (later called "Grantee"), a married woman, whose mailing address is 5512 Brookshire Drive, Nashville, Tennessee 37211.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, her heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

"Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cluster Lot Development, Brentwood Cove, Revision 3, of record in Instrument No. 20010201-0009801, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

HBS
Initials of Grantor

Being the same property conveyed to Tuwisha Rogers, a single woman by Warranty deed from Christopher G. Iaquessa, unmarried, dated 07/16/2020 and filed in Instrument No. 202008100088668, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tuwisha Rogers and Harold Simpson, wife and husband, by Quitclaim Deed, from Tuwisha Rogers, a single woman, dated July 16, 2020, recorded on August 10, 2020 in Instrument No. 20200810-0088670, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5512 Brookshire Drive, Nashville, Tennessee 37211."

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

***Harold Burton Simpson is executing this instrument for the purpose of conveying all of his right, title, interest, and marital interest to said property pursuant to the Marital Dissolution Agreement in the case of *Tuwisha Denise Rogers-Simpson v. Harold Burton Simpson*, Docket No. 23D181, Fourth Circuit Court for Davidson County, Tennessee.**

WITNESS my hand this 25th day of August, 2023

HAROLD BURTON SIMPSON, GRANTOR

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Harold Burton Simpson**, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 25th day of August 2023.

NOTARY PUBLIC

My commission expires: 1/28/2026

HUNTER THOMAS EVANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

HBS
Initials of Grantor

True Copy Certification

I, Virginia J. Connell, 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 August 25th, 2023

Affiant Signature

Date: 9/18/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18 day of September, 2023.

Notary's Signature

My Commission Expires: 5/3/27

Notary's Seal

JULIE ANN SEGURA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON