Karen Johnson Davidson County
Batch# 1059995 DEEDQC
10/12/2023 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20231012-0079992

QUITCLAIM DEED

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File #23-PA-2911-TA

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas B. Todd	**Same as New Owner**	
(NAME)	(NAME)	
2909 10th Avenue South		**118 01 0A 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES CRAIG SIMPSON, RICHARD DEREK SIMPSON, JAMES EARL SIMPSON, III, AND AMANDA WILSON COCHRAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **THOMAS B. TODD, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes At Idlewood, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes At Idlewood, a Horizontal Property Regime, of record in Instrument No. 20150618-0058160, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas Todd and James Earl Simpson, Jr., Tenants in Common by Warranty Deed from Lauren Barron and husband James R. Barron, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0069219, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Thomas B. Todd, Married, and James Earl Simpson, Jr., Unmarried, as Tenants in Common by Quitclaim Deed from Thomas B. Todd and wife, Kelly C. Todd of record in Instrument No. 20150618-0058162, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded June 18, 2015. The said James Earl Simpson, Jr. having since passed August 1, 2022 leaving to the Devisees (the herein named Grantors) of his Last Will and Testament in Probate Docket Number 22P1674, in the Probate Court of Davidson County, Tennessee.

The herein named Grantors do hereby affirm that said property has never been their primary marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X__ **improved** property known as: 2911 10th Avenue South, Nashville, TN 37204.

Witness my/our hand(s) this the 9th day of October, 2023.

James Craig Simpson

Richard Derek Simpson by James Craig Simpson - Attorney In Fact

Richard Derek Simpson by James Craig Simpson, Attorney-In-Fact

James Earl Simpson III by James Craig Simpson - Attorney In Fact

James Earl Simpson, III by James Craig Simpson, Attorney-In-Fact

Amanda Wilson Cochran

Amanda Wilson Cochran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Craig Simpson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Craig Simpson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Richard Derek Simpson, and who acknowledged that he executed the same as the free act and deed of the said Richard Derek Simpson.

Witness my hand, at office, this 9th day of October, 2023.

Notary Signature
My commission expires:

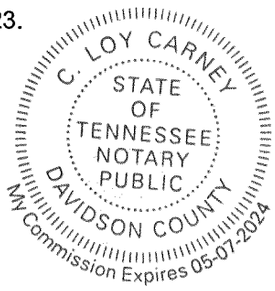
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Craig Simpson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of James Earl Simpson, III, and who acknowledged that he executed the same as the free act and deed of the said James Earl Simpson, III.

Witness my hand, at office, this 9th day of October, 2023.

Notary Signature
My commission expires:

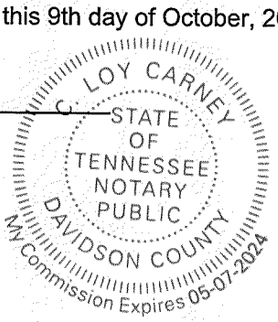


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Wilson Cochran, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Ln, Ste 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of October, 2023.

Affiant Signature

Date 10/9/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

