Karen Johnson Davidson County
Batch# 1102199 DEEDQC
02/20/2024 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011130

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Lucien C. Simpson and Patricia C. Simpson, Co-Trustees of The Simpson Family Trust Agreement	SAME	132 13 0 088.00
915 Robertson Academy Road		
Nashville, TN 37220		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **LUCIEN C. SIMPSON and wife, PATRICIA C. SIMPSON**, do hereby convey to **LUCIEN C. SIMPSON and PATRICIA C. SIMPSON, Co-Trustees of THE SIMPSON FAMILY TRUST AGREEMENT dated December 20, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, on the plan of Oak Hill Valley Subdivision as of record in Book 1835, pages 15 and 16, Register's for Davidson County, Tennessee, described as follows.

Said Lot No. 38 fronts 160 feet on the southerly side of Robertson Academy and extends back between lines measuring 273.11 feet on the westerly line and 28-.46 feet on the easterly line to the rear line, on which it measures 160.17 feet.

Being the same property conveyed to LUCIEN C. SIMPSON, and wife, PATRICIA C. SIMPSON, by Warranty Deed dated October 4, 1984, from Mary Gregory Cayce, of record in Deed Book 6399, Page 414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 915 Robertson Academy Road, Nashville, TN 37220.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of December, 2023.

LUCIEN C. SIMPSON

PATRICIA C. SIMPSON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCIEN C. SIMPSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 20th day of December, 2023.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA C. SIMPSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 20th day of December, 2023.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
20th day of December, 2023.

Notary Public

My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 December 20, 2023.

February 16, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of February, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

