THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson
Batch # 1127981
04/29/2024 08:41:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240429-0030666

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Stella Hannah Simpson, Trustee The Stella Hannah Simpson Revocable Living Trust 1448 Wexford Downs Lane Nashville, TN 37211	Stella Hannah Simpson, Trustee The Stella Hannah Simpson Revocable Living Trust 1448 Wexford Downs Lane Nashville, TN 37211	MAP: 172-14-0-B PARCEL: 118.00co

This QUITCLAIM DEED, made and entered into this the 25 day of April, 2024, and between **Stella Hannah Simpson one and the same person as Stella H. Simpson**, hereinafter referred to as Grantor, and **Stella Hannah Simpson, Trustee, THE STELLA HANNAH SIMPSON REVOCABLE LIVING TRUST dated** April 25, 2024, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, and transfer unto the Grantee, her heirs and assigns, any and all interest in which the Grantor has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Lot No. 118 on the Plan of Winfield Park, Cluster Lot Development, Phase 2, Section 1, Revision 1, a Planned Unit Development, of record as Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

DERIVATION CLAUSE: Being the same property conveyed to **Charles E. Simpson and Stella H. Simpson, husband and wife**, by SPECIAL WARRANTY DEED from **Turnberry Homes, L.L.C., a Tennessee limited liability company**, recorded as Instrument No. 20040819-0100103, Register's Office for Davidson County, Tennessee on August 19, 2004. Stella Hannah Simpson (one and the same person as Stella H. Simpson) acquired sole title to said property, by operation of law, upon the death of her husband, Charles E. Simpson, on December 20, 2021.

This is improved property known as: **1448 Wexford Downs Lane, Nashville, Tennessee 37211.** Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the Declaration of Covenants, Conditions and Restrictions of record in Book 11113, Page 691, in Instrument No. 20001211-0122000, and in corrected in Instrument No. 20020520-0061426, said Register's Office; By-Laws of record in Book 11113, Page 717, said Register's Office; easements and setback lines as set forth on the above plan of record.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25 day of April, 2024.

Stella Hannah Simpson

Stella Hannah Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 25 day of April, 2024.

Stella Hannah Simpson
Affiant

Lea Johnson
Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stella Hannah Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 25 day of April, 2024.

Lea Johnson
Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025