Karen Johnson Davidson County
Batch# 1158661 DEEDQC
07/16/2024 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053573

This instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 6 day of June, 2024.

Notary

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Magnolia Getaway Holdings, LLC 129 Sivley Street Oxford, MS 38655	NEW OWNER	072-16-0-090.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Kristine Simpson and James M. Simpson, wife and husband,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Magnolia Getaway Holdings, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Peerman Heights of record in Plat Book 2133, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Reid Bauman, a single man by Warranty Deed from Herbert M. Frost, married of record in Instrument No. 20200204-0012428 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 04, 2020.

Being the same property conveyed to Kristine Simpson and James M. Simpson by Warranty Deed from William Reid Bauman, a single man of record in Instrument

TG

0027180

No. 20240416-~~00727180~~, Register's Office for Davidson County, TN, dated April 11th, 2024.

For information purposes only: 4002 Highway 49W, Springfield, TN 37172

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 29th day of May, 2024.

Kristine Simpson

James M. Simpson

State of Mississippi)
County of Lafayette)

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

Witness my hand and official seal this 29th day of May, 2024.

STATE OF MISSISSIPPI
DENISE DANIELLE BARNES
NOTARY PUBLIC
ID No. 291336
My Comm. Expires
June 06, 2025
DESOTO COUNTY

Notary Public
My Commission Expires: June 6, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/2024.

Affiant Signature – Joshua A. Terry

6/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27