Karen Johnson Davidson County
Batch# 1168932 DEEDQC
08/14/2024 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0061779

Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

JONATHAN TERRELL SIMPSON, Executor of the
ESTATE OF J.T. SIMPSON, deceased

TO: EXECUTOR'S DEED

JONATHAN TERRELL SIMPSON, ET AL

THIS EXECUTOR'S DEED OF REALTY, executed as of the 5th day of August, 2024, by Grantor, JONATHAN TERRELL SIMPSON, Executor of the ESTATE OF J.T. SIMPSON, deceased, to Grantees, JONATHAN TERRELL SIMPSON and REGINALD SIMPSON,

WITNESSETH:

J.T. Simpson died testate January 7, 2024. The Last Will and Testament of J.T. Simpson, deceased, dated December 4, 2014, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Estate No. 24P200. Pursuant to Item V, Paragraph C of said Last Will and Testament, the Grantor does herby transfer to Grantees, as equal tenants in common, all right, title and interest in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

LAND in Davidson County, Tennessee, being Lot No. 120, as shown on the plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. T. Simpson and wife, Jennie B. Simpson, by Tennessee Limited Warranty Deed from Kyle R. Weems, Trustee of Hamilton Mortgage Corporation, dated July 22, 1976, and recorded August 10, 1976, of record in Deed Book 5055, Page 943, in the Register's Office for Davidson County, Tennessee. Jennie B. Simpson predeceased J. T. Simpson on July 20, 1991, leaving him the sole owner as the surviving tenant by the entirety.

PARCEL II:

Land in Davidson County, Tennessee, being the southerly 16 feet 8 inches of the westerly 123 feet of Lot No. 23 and the westerly 123 feet of Lots Nos. 25 and 26 of Block "W" on the Map of Hadley Bend City Subdivision, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee

Said part of Lots Nos. 23, 25 and 27 front together 66 feet 8 inches on the easterly side of Liberty Street and extend back between parallel lines 123 feet to a dead line.

Being the same property conveyed to J. T. Simpson by deed from Mary Regan Green and husband, Robert A. Green, of record in Book 3822, Page 869, in the Register's Office for Davidson County, Tennessee

As further, being the same property conveyed to J. T. Simpson and wife, Jennie Ruth Simpson, by Quitclaim Deed to create an estate as tenants by the entirety from J. T. Simpson and wife, Jennie Ruth Simpson, dated June 3, 1971, and recorded June 3, 1971, of record in Deed Book 4507, Page 632, in the Register's Office for Davidson County, Tennessee. Jennie Ruth Simpson predeceased J. T. Simpson on July 20, 1991, leaving him the sole owner as the surviving tenant by the entirety.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first. herein.

JONATHAN TERRELL SIMPSON, Executor of the ESTATE OF J.T. SIMPSON, deceased

STATE OF Georgia :
:
COUNTY OF Gwinnett :

Personally, appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JONATHAN TERRELL SIMPSON, Executor of the ESTATE OF J.T. SIMPSON, deceased**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of August 2024.

My Commission Expires:

10/9/2027

Notary Public

LARRY E. MARCUS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES 10/09/2027

Property Owners Name And Mailing Address:

JONATHAN TERRELL SIMPSON, ET AL
2918 Cardinal Trace
Duluth, GA 30096

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Addresses:

Parcel I:
633 Dutchmans Drive
Hermitage, TN 37076

Map and Parcel Nos.

075 08 0 133.00

Parcel II:
4010 Liberty Street
Old Hickory, TN 37138

063 08 0 026.02

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(iv), as a deed executed by an Executor to implement a testamentary device.

Tennessee Certification of Electronic Document

I, Jennifer Wheeler, do hereby make oath that I am 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 5, 2024.

Jennifer Wheeler — Affiant Signature

8.13.24 — Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 13 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

SHIRLEY B THORNDIKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 24, 2026