Karen Johnson Davidson County
Batch# 1175032 DEEDQC
08/28/2024 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240828-0066145

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, 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, ET AL

TO: QUITCLAIM DEED

DOUBLE DOVE INVESTMENTS, LLC

THIS QUITCLAIM DEED OF REALTY, executed this 26th day of August, 2024, by and between JONATHAN TERRELL SIMPSON and REGINALD SIMPSON ("Grantors"), and DOUBLE DOVE INVESTMENTS, LLC, a Georgia Limited Liability Company ("Grantee").

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded 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

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

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 subject realty was devised to the Grantors herein. Reference is hereby made to the Executor's Deed dated August 5, 2024 and recorded August 14, 2024 of record in Instrument No. 20240814-0061779, in the Register's Office for Davidson County, Tennessee.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

JONATHAN TERRELL SIMPSON Grantor

STATE OF Georgia :
:
COUNTY OF Gwinnett :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JONATHAN TERRELL 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 26th day of August, 2024.

My Commission Expires:
10/9/2027.

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

Notary Public

REGINALD SIMPSON Grantor

STATE OF Georgia :
:
COUNTY OF Gwinnett :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, REGINALD 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 26th day of August, 2024.

My Commission Expires:
10/9/2027.

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

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
DOUBLE DOVE INVESTMENTS, LLC 2918 Cardinal Trace Duluth, GA 30096	SAME/OWNER
Property Addresses:	Map and Parcel Nos.
Parcel I: 633 Dutchmans Drive Hermitage, TN 37076	075 08 0 133.00
Parcel II: 4010 Liberty Street Old Hickory, TN 37138	063 08 0 026.02

STATE OF Georgia :
:
COUNTY OF Gwinnett :

The actual consideration given for this conveyance is **$0.00**.

Affiant

Subscribed and sworn to before me this the 26th day of August, 2024.

Notary Public
My Commission Expires: 10/9/2027

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

Tennessee Certification of Electronic Document

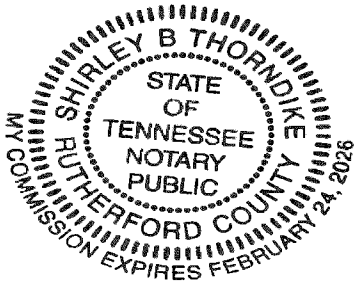
I, Jennifer Wheeler, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

Affiant Signature

8.28.24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 28th day of August, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 2/24/2026