Grantees: James Craig Simpson

This Instrument Prepared By:
Johnny C. Garrett, IV
100 Bluegrass Commons Blvd, Ste 2370
Hendersonville, TN 37075

Send Tax Notice to:
James Craig Simpson
1794 Campbell Road
Goodlettsville, TN 37072

Map & Parcel No.: 024-00-0-033.00

Karen Johnson Davidson County
Batch# 1176293 DEEDQC
09/03/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067573

CO-EXECUTORS'S QUITCLAIM DEED

James Earl Simpson, Jr. died on August 1, 2022, leaving a Will dated October 20, 2016. The Will was admitted to probate on September 30, 2022, in the Probate Court, Davidson County, Tennessee, Docket Number 22P1674. Pursuant to September 30, 2022, Order, Amanda Cochran and James Craig Simpson were named the Co-Executors of the Estate of James Earl Simpson, Jr. The Co-Executors, by signing this Deed, transfers the interest of the Co-Executors and that of the Estate of James Earl Simpson, Jr. in the subject real property to James Craig Simpson, pursuant to the Last Will and Testament of James Earl Simpson, Jr. dated October 20, 2016. In accordance herewith, Amanda Cochran and James Craig Simpson, as the Co-Executors of the Estate of James Earl Simpson, Jr., quitclaim to James Craig Simpson, all right, title and interest in and to the following described real property in Davidson County, Tennessee:

> Beginning at an iron pin found by a corner fence post, and being the most southwest corner of James E. Simpson Jr. (Instrument No. 000103320000760); thence, S 82°07'59" E a distance of 629.89 feet to an iron pin found by a corner fence post, a corner to said Simpson, and a corner to Douglas P. Hardin (Instrument No. 20010724007863 9); thence, S 08°27'27" W a distance of 551.43 feet to an iron pin set by a 10 inch Hackberry Tree in the line of said Hardin, a corner James V. Townes (Instrument No. 200007130069337); thence, N 81°52'24" W a distance of 886.71 feet to an iron pin set (10-06-11) in the line of said Townes; thence, with a new dividing line, N 33°29'11" E a distance of 607.06 feet to the point of beginning, containing 9.57 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated September 4, 2008 and revised October 6, 2011.
>
> Being part of the same property conveyed to Robert L. Link and James E. Simpson, Jr. by deed of record in Instrument No. 20100519-0038692 and Instrument No. 20091216-0114415, Register's Office of Davidson County, Tennessee. And being

the same property conveyed to James E. Simpson, Jr., by Quitclaim Deed from Robert L. Link, dated April 30, 2012, of record at Instrument Number 20120518-0043227, Register's Office of Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties are made.

Property description taken from prior deed.

Witness my hand at Hendersonville, Sumner County Tennessee this 11th day of April, 2024.

ESTATE OF JAMES EARL SIMPSON, JR.

Amanda Cochran

AMANDA COCHRAN, CO-EXECUTOR

JAMES CRIAG SIMPSON, CO-EXECUTOR

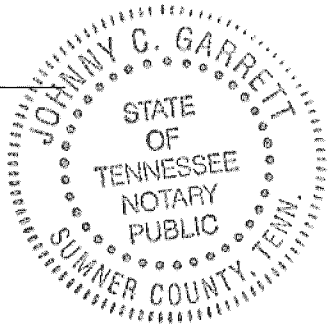
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, Amanda Cochran, as Co-Executor of the Estate of James Earl Simpson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal at Hendersonville, Sumner County, this 11 day of April, 2024.

Notary Public

My Commission Expires: 3/25/25



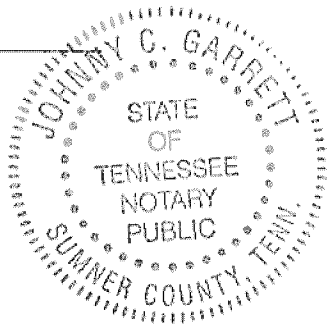
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, James Craig Simpson, as Co-Executor of the Estate of James Earl Simpson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal at Hendersonville, Sumner County, this 11 day of April, 2024.

Notary Public

My Commission Expires: 3/25/25



STATE OF TENNESSEE
COUNTY OF SUMNER

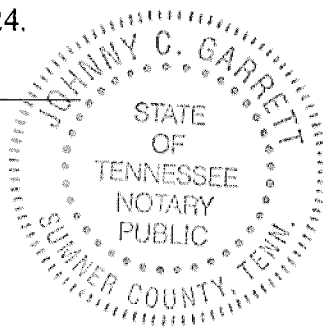
This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(iv) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Amanda Cochran
Affiant

Sworn to and subscribed before me this 11 day of April, 2024.

Notary Public

My Commission Expires: 3/25/25



CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, 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 April 11, 2024.

Johnny C. Garrett

9/21, 2024
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 2 day of September, 2024.

Notary's Signature

My Commission Expires: 06.20.25.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY