Karen Johnson Davidson County
Batch# 1176293 DEEDQC
09/03/2024 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240903-0067574

Grantees:
James Craig Simpson
Richard Derek Simpson
James Earl Simpson, III
Amanda Engles Cochran

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 Campbells Road
Goodlettsville, TN 37072

Map & Parcel No.: 033-00-0-204.00

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 Richard Derek Simpson, James Craig Simpson, James Earl Simpson, III, and Amanda Engles Cochran, 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 real property in Davidson County, Tennessee as described in Exhibit A.

Being the same property conveyed to Sam Tinnin and wife, Glenda Tinnin (as to a ½ undivided interest) and James E. Simpson, Jr. and wife Sara J. Simpson (as to a ½ undivided interest), by Special Warranty Deed from Bank of Goodlettsville, of record at Book 8991, page 331, 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 Sumner County Tennessee this 11th day of April, 2024.

ESTATE OF JAMES EARL SIMPSON, JR.

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

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

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

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

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 Cochra
Affiant

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

Notary Public

My Commission Expires: 3/25/25

JOHNNY C. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

EXHIBIT A

TRACT 1: Land in Davidson County, Tennessee, located to the West of and contiguous to Tract 5 of Rivergate Acres, Limited, Section 2 according to the plat of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated April 22, 1982 and revised October 19, 1984, described as follows, to-wit:
BEGINNING at a point on the South edge of Dry Creek, being 511.50' more or less, southeasterly from the northwest corner of the property conveyed to Forest Lawn Memorial Gardens by deed of record in Deed Book 5826, page 66, Register's Office for Davidson County, Tennessee; thence, S 69 deg. 58' 45" E 34.58' to a point in the center of said creek; thence with the center of said creek the following calls: S 01 deg. 32' 51' W 93.36' to a point; thence S 33 deg. 42' 04" E 108.75' to a point; thence S 52 deg 45' 04" E 104.35' to a point; thence S 40 deg. 46' 47" E 414.70' to a point; thence S 32 deg. 15' 06" E 221.42' to a point; thence S 04 deg. 36' 50' W 51.13' to a point; thence S 25 deg. 06' 12" E 68.76' to a point; S 60 deg. 41' 05" E 214.13' to a point; thence S 54 deg. 03' 08' E 41.38' to a point in the westerly margin of Interstate 65; thence leaving said Dry Creek with said margin of 1-65 the following calls: S 41 deg. 59' 44" W 77.87' to a point; thence S 48 deg. 20' 13* E 50.00' to a point; thence S 41 deg. 39' 47" W 677.53' to a point in a fence; thence leaving 1-65 and with a fence the following calls: N 87 deg. 07' 27' W 114.16' to a point; thence N 88 deg. 08' 33" W 307.43' to a point of a fence corner; thence N 04 deg. 05' 03" E 86.75' to a point; thence N 02 deg. 59' 52' E 177.49' to a point; thence N 02 deg. 31' 44" E 566.76' to a point; thence N 01 deg. 19' 51' W 318.16' to a point at a fence corner; thence leaving said fence N 05 deg. 59' 10" E 438.33' to the point of beginning, containing 18.13 acres, more or less.

This conveyance is subject to the easements set forth in Deed of record in Book 8991, page 331, Register's Office of Davidson County, Tennessee.

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: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY