Karen Johnson Davidson County
Batch# 1176293 DEEDQC
09/03/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067576

**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 0 225.00**

## 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 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:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at an iron pin (set) on the southerly right of way of Campbell Road in the easterly line of the property now or formerly conveyed to 'Leslie B. Kiber', as of record in Book 5040, Page 968, Register's Office for Davidson County, Tennessee; thence leaving the northwesterly corner of the herein described tract and running with said southerly right of way with the following two (2) calls, N 83 degrees 38' 56' E, 411.25 feet to the start of a curve to the right; thence with said curve with a delta of 21 degrees 58' 07', a radius of 570.59 feet and an arc length of 218.78 feet to the northeasterly corner of the herein described tract: thence leaving said right of way and running with two (2) new lines S 19 degrees 31' 27' W, 217.37 feet; thence S 05 degrees 42' 04' E, 1481.40 feet to the southeasterly corner of the herein described property; thence N 61 degrees 15' 46' W, 160.32 feet; thence N 79 degrees 35' 34' W, 73.70 feet; thence N 88 degrees 02' 41' W, 629.81 feet to the southwesterly corner of the herein described tract; thence N 8 degrees 41' 11' E, 179.14 feet;

thence N 69 degrees 36' 22' E, 68.15 feet; thence N 2 degrees 12' 29' E, 1339.30 feet to the southerly right of way of Campbell Road and the point of beginning.

Being the same property conveyed to James Earl Simpson, Jr. and wife, Jan Simpson, by Deed from Donna Allyson Shell, unmarried, dated January 24, 1997, of record in Book 10332, page 760, 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 Cochran
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.

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