Karen Johnson Davidson County
Batch# 1177541 DEEDQC
09/04/2024 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240904-0067978

Grantees: James Craig Simpson and Richard Derek Simpson

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

Send Tax Notice to New Owner:
James Craig Simpson & Richard Derek Simpson
1794 Campbell Rd
Goodlettsville, TN 37072

Map & Parcel No.: 026 05 0 049.00

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 and Richard Derek 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 and Richard Derek Simpson, all right, title and interest in and to the following described real property in Davidson County, Tennessee:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Lots Number 23 and west one-half of 24, on Block "A" of the Third Addition of Roscoe Place Subdivision, located in Davidson County, Tennessee, as shown by the plat of record in Book No. 843, page 74, R.O.D.C., Tennessee.

Being the same property conveyed to James Earl Simpson, Jr. and wife, Beulah Ruth Simpson, by Warranty Deed from Mrs. J.E. Spain, a widow, dated January 14, 1946, and recorded January 17, 1946, in Book 1349, page 228, Register's Office of Davidson County, Tennessee. Beulah Ruth Simpson died on October 20, 2001, leaving James Earl Simpson, Jr. as sole owner. Being the same property in Affidavit of Heirship by Amanda Cochran filed at Instrument # 202409030067572 in the Davidson County ROD.

This transfer is by Quitclaim and no warranties are made.

Witness my hand at 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

JOHNNY G. 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: Oct. 2028.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY