Karen Johnson Davidson County
Batch# 1217153 DEEDQC
12/17/2024 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241217-0097785

Grantees: Richard Derek Simpson

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

Send Tax Notice to:
Richard Derek Simpson
131 Avondale Access
Hendersonville, TN 37075

Map & Parcel No.: 024-00-0-034.00

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, 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 Richard Derek 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 James E. Simpson, Jr., by Warranty Deed from J. Gary Townes and Vicki Lynn Townes, by her Specific Power of Attorney in Fact, J. Gary Townes, in equal shares as devisees under the last will and testament of Nin Brown Townes, dated January 3, 2018, of record at Instrument Number 20180108-0002345, Register's Office of Davidson County, Tennessee.
>
> Further being the same property inadvertently vested from Estate of James Earl Simpson, Jr. to James Craig Simpson by Quitclaim Deed, dated April 11, 2024, of record at Instrument Number 20240903-0067575, Register's Office of Davidson County, TN.
>
> 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 16th day of December, 2024.

ESTATE OF JAMES EARL SIMPSON, JR.

Amanda Cochran
AMANDA COCHRAN, CO-EXECUTOR

JAMES CRAIG 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 16 day of December 2024.

Notary Public

My Commission Expires: 3/25/25

JOEANN 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 16 day of December 2024.

Notary Public

My Commission Expires: 3/25/25

JOEANN 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 10th day of December 2024.

Notary Public

My Commission Expires: 3/25/25

JOHNNY G. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Beginning at an iron pin (old), a common corner of a tract of land which belongs to James E. Simpson Jr., having a deed reference in Instrument Number (I.N.) 20120518-0043277, RODCT, and a tract of land which belongs to Robert Link, having a deed reference in I.N. 20130304-0021590, RODCT, said iron pin being located from an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference in Deed Book 7302, Page 257, RODCT;

N 83°04'11" E, 691.23 feet; thence, S 01°56'38" W, 326.35 feet; thence, S 86°28'33" E, 1062.73 feet; thence, S

86°11'35" E, 348.77 feet, to the point of beginning, the northwest corner of this tract and continuing, as follows: S 86°11'35" E, 886.82 feet to an iron pin (old), the southeast corner of said tract of land which belongs to James E. Simpson, Jr., in the westerly boundary of a tract of land which belongs to Douglas R. Hardin; having a deed reference in I.N. 20010724-0042719, RODCT; thence, S 02°09'36" W, 658.53 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Douglas R. Hardin, the northeast corner of a tract of land which belongs to Scott E. Evans, having a deed reference in I.N. 200504180042719, RODCT; thence, S 79°55'03" W, passing a common corner of said tract of land which belongs to Scott E. Evans, and a tract of land which belongs to Ty Wan Yu, having a deed reference in Deed Book 8263, Page 269, RODCT, and continuing on passing a common corner of said tract of land which belongs to Ty Wan Yu, and a tract of land which belongs to Clayton Hunt, having a deed reference in I.N. 201512150126085, RODCT, and continuing on in all, 495.98 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Ty Wan Yu; thence with a new line, as follows: N 13°27'06" W, 496.75 feet to an iron pin (new); thence, N 38°37'17" W, 410.42 feet, to the point of beginning, containing 10.58 acres, as surveyed by Steven E. Art, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 16, 2017.

The above described tract of land is served by a 30' Ingress, Egress and Utility easement, which is described, as follows:

30' Ingress, Egress and Utility Easement

Beginning at a point in the easterly margin of Brick Church Pike, said point being located from an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference in Deed Book 7302, Page 257, RODCT; S 19°25'09" E, 365.37 feet;thence, S 19°56'13" E, 37.45 feet; thence, S 21°07'13" E, 49.31 feet;

thence, S 21°49'08" E, 201.20 feet; thence S 27°47'13" E, 54.06 feet; thence, S 44°50'05" E, 99.93 feet; thence, S 55°54'52" E, 178.43 feet; thence, S 36°04'37" E, 237.55 feet; thence, S 16°14'23" E, 20.85 feet, to the point of beginning, the northwest corner of this tract and continuing with a new line, as follows: thence, S 84°50'04" E, 44.58 feet; thence, N 81°14'03" E, 27.98 feet; thence, N 32°17'48" E, 15.80 feet; thence, N 27°42'32" E, 69.42 feet; thence, N 38°13'31" E, 71.77 feet; thence, N 50°41'42" E, 38.07 feet; thence, N 58°40'39" E, 159.40 feet; thence, N 63°22'55" E, 39.83 feet; thence, N 65°51'31" E, 111.51 feet; thence, N 76°45'17" E, 49.14 feet; thence, N 68°16'43" E, 801.17 feet; thence, N 80°45'40" E, 266.64 feet;

thence, S 38°37'17" E, 34.43 feet; thence, S 80°45'40" W, 280.25 feet to a stone (old), a corner of a tract of land which belongs to Jennifer A. Waldrop, having a deed reference in Instrument Number (I.N.), 201201090001957, RODCT;

thence with a new line, S 68°16'43" W, 800.11 feet to a rail road spike (new), in the center of a private drive, a corner of a tract of land which belongs to William Jerry Locke, having a deed reference in I.N. 20040202-0012729, RODCT;

thence continuing with the boundary of said tract of land which belongs to William Jerry Locke, and generally with the center of said private road, as follows: S 76°45'17" W, 48.50 feet; thence, S 65°51'31" W, 108.00 feet;

thence, S 63°22'55" W, 37.95 feet; thence, S 58°40'39" W, 156.08 feet; thence, S 50°41'42" W, 32.70 feet; thence, S 38°13'31" W, 65.73 feet; thence, S 27°42'32" W, 67.86 feet; thence, S 32°17'48" W, 25.66 feet; thence, S 59°29'21" W, 10.18 feet;

thence, S 81°14'03" W, 39.12 feet; thence, N 84°50'04" W, 36.49 feet to a rail road spike (new), at the intersection of the easterly margin of Brick Church Pike and the center of said private drive, a corner of said tract of land which belongs to William Jerry Locke; thence, N 16°14'23" W, 32.22 feet, to the point of beginning, containing 1.17 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated December 8, 2017.

CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, IV, 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 December 16, 20 24.

Affiant Signature

12.17.24
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of December, 20 24.

Notary's Signature

My Commission Expires: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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