Karen Johnson Davidson County
Batch# 1221873 DEEDWARR
12/31/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20241231-0101356

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The D. Lanny Simpson and Judith B. Simpson Joint Revocable Living Trust II dated August 24, 2011	Pamela Simpson Bodiford, Trustee	074-16-0A-097.00-CO
(NAME)	(NAME)	
6557 Frye Lane	1656 Rachel Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Old Hickory, TN 37138	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Alfred Williams, Trustee of The Geddes Tennessee Community Property Trust dated January 4, 2022,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pamela Simpson Bodiford, Trustee and Mark Randall Simpson, Trustee of the The D. Lanny Simpson and Judith B. Simpson Joint Revocable Living Trust II dated August 24, 2011**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald R. Geddes, a married man by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability Company of record in Instrument No. 20220707-0078354 Register's Office for Davidson County, Tennessee, dated July 06, 2022 and recorded on July 07, 2022 and Last Will and Testament recorded in Instrument No. 20240108-0001406 and Court Case Filing recorded in Instrument No. 20240108-0001405.

The said Donald R. Geddes aka Donald Robert Geddes having since died on or about January 15, 2023. Per Last Will and Testament of Donald Robert Geddes and Order shown in Probate Case No. 23P-1983, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was devised to The Geddes Tennessee Community Property Trust dated January 4, 2022. Said Order is of record in Instrument No. 20240108-0001405, said Register's Office.

This property is __unimproved _X_improved property known as: 6557 Frye Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2024.

The Geddes Tennessee Community Property Trust dated January 4, 2022

BY: Alfred Williams, Trustee
Alfred Williams, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Geddes Tennessee Community Property Trust dated January 4, 2022, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 12/30/24.

Date

Celia Stewart Rouse

Affiant Signature

12/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of December, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY