Karen Johnson Davidson County
Batch # 1226676 DEEDQC
01/15/2025 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003323

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
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This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Viveca B. Simpson, Trustee	Same	Map 058-09-0A
2241 Gilmore Crossing Lane		Parcel 120.00
Nashville,TN37218		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 31st day of August 2024.

SHERYL D GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Affiant- Viveca B. Simpson, Trustee

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Viveca B. Simpson also known as Viveca Simpson the grantor herein, does hereby Quitclaim and convey unto the TrusteeViveca Simpson of The Revocable Living Trust for Viveca Simpson executed on ~~September 7, 2006~~ August 28, 2024 the Grantee herein, their successors, heirs and assigns, all of ~~his~~ her right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Creekside Trails, Phase 5, or record in Instrument #20051103-0133061 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument #2006707-0081778, Register's Office for Davidson County, Tennessee.This conveyance is made subject to:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

All matters on the Plan of Creekside Trails, Phase 5 of record in Instrument #20051103-0133061, Register's Office for Davidson, County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

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Subject to the flow of Eaton's Creek and branches thereof.

Subject to the rights of others in and to the common areas and/or elements of CreeksideTrails.

No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

Subject to flow of Eaton's Creek and any branches thereof.

Restrictive covenants contained in an instrument of record in Instrument #20000915-0092002; Supplemental amendment of record in Instrument #20011025-0117168 and Second Supplemental amendment of record in Instrument #20020828-0103983, and Third Supplemental amendment of record in Instrument #20041229-0153772, Register's Office for Davidson County, Tennessee. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, and Instrument #20011126-012891 Register's Office for Davidson County, Tennessee.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreements of record as Instrument #20001011-0100954, Instrument #20031010-0150887, and Instrument #20001011-0100954 Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and/or elements.

Being the same property conveyed to Viveca B. Simpson also know as Viveca Simpson by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument #20060908-0111351, Register's Office for Davidson County, Tennessee.

This is improved property known as 2241 Gilmore Crossing Lane, Lot 112 Eaton's Creek, Nashville, TN 37218.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

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Witness, the said Grantor, Viveca B. Simpson also known as Viveca Simpson, hereunder set its hand and seal this 31st day of August, 2024.

Viveca B. Simpson-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Viveca B. Simpson** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2024.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY