AFTER RECORDING RETURN TO:
Dawson William Simpson and Kathryn Ann Barth
501 Cinnamon Place
Nashville, TN 37211
File No. 01-24075353

Karen Johnson Davidson County
Batch# 1247636 DEEDQC
03/14/2025 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250314-0019202

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: ~~20230927-0075804~~
181-01-0A-162.00-CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 4 day of March, 2025, by and between **Dawson William Simpson, married, who took title as unmarried, joined by spouse, Kathryn Ann Barth,** residing at 501 Cinnamon Place, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Dawson William Simpson and Kathryn Ann Barth, husband and wife, as joint tenants with right of survivorship,** residing at 501 Cinnamon Place, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 501 Cinnamon Place, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/27/2023 under Instrument No. 20230927-0075804 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Dawson William Simpson

Kathryn Ann Barth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Dawson William Simpson and Kathryn Ann Barth, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~March~~ Nashville, TN, this 4th day of March, 2025.

Notary Public

My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Kathryn Ann Barth
Affiant

Dawson William Simpson

Print Name: Kathryn Ann Barth

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of March, 2025.

Tanya Stafford
Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Dawson William Simpson and Kathryn Ann Barth
501 Cinnamon Place
Nashville, TN 37211

Name and address of property owner:

Dawson William Simpson and Kathryn Ann Barth
501 Cinnamon Place
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF SUGAR VALLEY, SECTION 5, R20 RESIDENTIAL P.U.D. OF RECORD IN PLAT AT INSTRUMENT NO. 20001204-0118880, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

181-01-0A-162.00-CO

Parcel ID: ~~20230927-0075804~~

Property commonly known as: 501 Cinnamon Place, Nashville, TN 37211

Certificate of Authenticity

I, MAURA TAYLOR, 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 3/04/2025.

Date

Maura Taylor

Affiant Signature

3-11-2025

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 11 day of March, 2025.

Ronna L Tate

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
RONNA L TATE - Notary Public
Allegheny County
My Commission Expires February 17, 2029
Commission Number 1207201

My Commission Expires: 2/17/2029

Date

Notary's Seal (if on paper)