Karen Johnson
Batch # 1248860
03/21/2025 08 59 47 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250321-0020998

THIS INSTRUMENT WAS PREPARED BY
Sarah Reist Digby, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Dean Simpson	**Susan Dean Simpson**	
(Name)	(Name)	**160-11-0-A-041.00CO**
5521 Hearthstone Lane	**5521 Hearthstone Lane**	
(Address)	(Address)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Justin Patrick Simpson v. Susan Dean Simpson**, Davidson County Circuit Court, Docket Number 24D1365. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JUSTIN PATRICK SIMPSON**, hereby quitclaim and convey to **SUSAN DEAN SIMPSON** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hemmingwood, Phases I, II, III, and IV of record in Book 6900, pages 6,7, and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Dean Simpson, a married woman, by Warranty Deed from Patricia Parker Ellis and Joshua Cedric Parker as tenants in common with the right of survivorship, of record in Instrument No. 20241017-0080541, in the Register's Office of Davidson County, Tennessee, dated October 16, 2024, and recorded on October 17, 2024.

Being the same property conveyed to Patricia Parker Ellis and Joshua Cedric Parker by Quitclaim Deed from Patricia Parker Ellis, of record in Instrument No. 20131105-0114790, in the Register's Office of Davidson County, Tennessee, dated October 31, 2013, and recorded on November 5, 2013.

Being the same property conveyed to Patricia Parker (now known as Patricia Parker Ellis) from Daniel E. Johnson and wife, Susan J. Johnson, of record in Instrument No. 20120807-0070443, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 5521 Hearthstone Lane, Brentwood, TN 37027.

IN WITNESS WHEREOF, this instrument to be executed on this the 25th day of February, 2025

JUSTIN PATRICK SIMPSON

STATE of TENNESSEE)
COUNTY of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, JUSTIN PATRICK SIMPSON, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 25th day of February, 2025.

Notary Public

My commission expires: 12/17/26

SARAH R DIGBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY