Karen Johnson Davidson County
Batch# 1257021 DEEDQC
04/07/2025 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026081

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me
this 3rd day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Heather Bunce and Marc Simpkins
4856 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel: 064-08-0-007.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Heather Bunce, an unmarried woman, and Marc Simpkins, an unmarried man**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Heather Bunce, an unmarried woman, and Marc Simpkins, an unmarried man, as tenants in common with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract One:
Being Lot No. 300 on the Plan of Sherwood Forest, Section Four, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Tract Two:
A tract of land in the Second, formerly the Fourth Civil District of Davidson County, Tennessee, and adjoining, on the west side, Lot No. 300 on the Plan of Sherwood Forest, Section Four, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, more particularly described as follows:

This tract shall be bounded on the east side by said Lot No. 300, and on the north by the prolongation of said lot's north line; westwardly 63 feet, more or less, to a tree and fence row, on the south by the prolongation of the south line of said lot westwardly 38 feet, more or less, to a fence and tree row and on the west by a fence and tree now measuring 96.7 feet, more or less, thereon.

Being the same property conveyed to Heather Bunce, an unmarried woman, and Marc Simpkins, an unmarried man, by Warranty Deed of record in Instrument No. 20160622-0063611, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4856 Cascade Drive, Old Hickory, Tennessee 37138.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of April, 2025.

Heather Bunce

Marc Simpkins

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Heather Bunce and Marc Simpkins, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 3rd day of April, 2025.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 3, 2025.

J. Carlton Drumwright

4/3/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 4/3/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY