Karen Johnson Davidson County
Batch# 1285004 DEEDQC
06/16/2025 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047158

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2025.

Notary Public
My commission expires:
1/20/29

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number**
Gary and Susan Simpson, Trustees 1913 Grant's Pass Madison, TN 37115	Gary and Susan Simpson, Trustees 1913 Grant's Pass Madison, TN 37115	53-9B-106

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Gary L. Simpson and Susan J. Simpson, husband and wife,** (hereinafter referred to as the "Grantors") release and quitclaims to **Gary L. Simpson and Susan J. Simpson, and their successors in trust, Trustees of the Gary L. and Susan J. Simpson Living Trust, dated October 25, 2006, and any amendments thereto** (hereinafter referred to as the "Grantees"), interest in a certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Cumberland Station, Section 3, as of record in Instrument No. 20031006-0146888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to **Gary L. Simpson and Susan J. Simpson** by Warranty Deed from **Thomas C. Yarbrough and Jennifer M. Yarbrough,** recorded on November 10, 2005 as Instrument #20051110-0136403 in the Register's Office of Davidson County, Tennessee.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 1913 Grant's Pass, Madison, TN 37115.

This conveyance is subject to any and all existing plat notes, covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, Grantors has hereunto set their hand and affixed their seal, the day and year first above written.

Gary L. Simpson

Susan J. Simpson

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 11th day of June, 2025 before me personally appeared **Gary L. Simpson and Susan J. Simpson** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public
My commission expires: 1/30/29

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Gary Simpson, 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 June 11, 2025 (date of document).

Gary L. Simpson
Affiant Signature

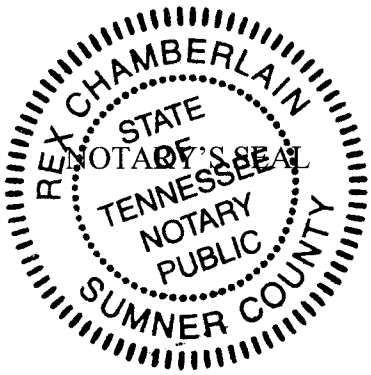
6/11/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of June 2025.

Notary's Signature



MY COMMISSION EXPIRES: 1/30/29