THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
James Craig Simpson & Lori Ann Simpson
1769 Campbell Rd
Goodlettsville, TN 37072

MAP 024000
PARCEL 225 00

Karen Johnson
Batch # 1297765
07/15/2025 09 53 44 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250715-0055634

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, James Craig Simpson, Grantor(s), by these presents do hereby quitclaim and convey unto James Craig Simpson and Lori Ann Simpson, husband and wife, Grantee(s), their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

BEGINNING at an iron pin (set) on the southerly right of way of Campbell Road in the easterly line of the property now or formerly conveyed to 'Leslie B. Kiber', as of record in Book 5040, Page 968, Register's Office for Davidson County, Tennessee; thence leaving the northwesterly corner of the herein described tract and rnruling with said southerly right of way with the following two (2) calls, N 83 degrees 38' 56'" E, 411.25 feet to the start of a curve to the right; thence with said curve with a delta of 21 degrees 58' 07", a radius of 570.59 feet and an arc length of 218.78 feet to the northeasterly corner of the herein described tract: thence leaving said right of way and running with two (2) new lines S 19 degrees 31' 27" W, 217.37 feet; thence S 05 degrees 42' 04" E, 1481.40 feet to the southeasterly corner of the herein described property; thence N 61 degrees 15' 46" W, 160.32 feet; thence N 79 degrees 35' 34" W, 73.70 feet; thence N 88 degrees 02' 41" W, 629.8 l feet to the southwesterly corner of the herein described tract; thence N 8 degrees 41' 11" E, 179.14 feet; thence N 69 degrees 36' 22" E, 68.15 feet; thence N 2 degrees 12' 29" E, 1339.30 feet to the southerly right of way of Campbell Road and the point of beginning.

Being the same property conveyed to James Craig Simpson by Co-Executor's Quitclaim Deed dated 4/11/2024 from Amanda Cochran and James Craig Simpson, as Co-Executor's of the Estate of Earl Simpson, Jr. of record in Instrument No. 20240903-0067576, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1769 Campbell Rd., Goodlettsville, TN 37072

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

IN WITNESS WHEREOF I have hereunto set my hand on the 14 day of July, 2025.

James Craig Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Craig Simpson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 14 day of July, 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY