Karen Johnson Davidson County
Batch # 1357999 DEEDQC
12/15/2025 08:52:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251215-0099361

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

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

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Christa L. Simpson Living Trust 4037 Longfellow Dr. Nashville, TN 37214	Christa L. Simpson Living Trust 4037 Longfellow Dr. Nashville, TN 37214	Map 062-02-0-B Parcel 002.00co

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Christa L. Simpson, an unmarried woman, does hereby quitclaim, transfer and convey unto Christa L. Simpson, as Trustees of the Christa L. Simpson Living Trust dated December 4, 2025, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Abbington Park, Phase One- Section One, a Planned Unit Development, as of record in Instrument No. 20030328-0041019, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christa L. Simpson, from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, by Warranty Deed dated November 14, 2003, and

recorded on November 17, 2002, as Document No. 20031117-0167396, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4037 Longfellow Drive, Nashville, Tennessee 37214

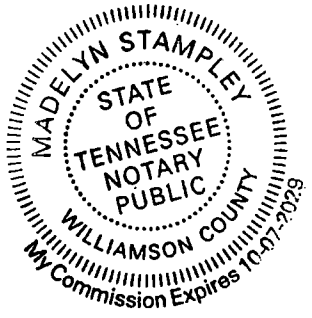
Witness my hand this 4th day of December 2025.

Christa L. Simpson, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Christa L. Simpson, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 4, 2025



Madelyn Stampley, Notary Public
My commission expires: 10/07/2029

Exhibit A

Commencing at the Northwest corner of Section 5, Township 23 North, Range 23 East, Tallapoosa County, Alabama, said point being the POINT OF BEGINNING; thence South 88° 09' 50" East a distance of 552.39 feet to a corner set on the West ROW of Tower Street (80 foot ROW); thence South 29° 55' 44" East a distance of 39.22 feet along said street to the North ROW of Pine Street (80 foot ROW); thence in a Southwesterly direction along said road a distance of 970.26 feet to the West line of said Section 5; thence North 02° 21' 06" East a distance of 777.36 feet to the Point of Beginning, said described tract containing 4.0 acres, more or less. Also subject to a driveway easement across the Southwest corner of said property as shown on Plat.

Subject to the following restrictions and covenants that shall be applicable and run with the land perpetually, either as a whole or as may be subdivided into lots:

1. There shall not be placed on any of the land herein described or any subdivided lot thereon any mobile, modular or manufactured home.

2. In the even the lands herein described are subdivided into lots or plots, the subdivided lots or plots may not thereafter be further subdivided or divided.

3. In the event the lands herein described are subdivided into lots or plots, there shall be no more than two (2) separate dwellings constructed upon any lot or plot, and each dwelling shall have a minimum of 1,600 square feet.

This is the identical property as described in deed of Swindall to Simpson, dated July 1, 2005 and recorded July 7, 2005, Deed Volume 00DC20 at page 005523, Office of the Judge of Probate, Tallapoosa County, Alabama.