Karen Johnson
Batch # 1363835
12/31/2025 08:13:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251231-0104059

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Mike & Alison Simpson Community Property Trust
514 Park Center Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
116-14-0-119.00

THIS INSTRUMENT PREPARED BY:
SchlitzLAW
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-1.00-

Affiant

Affiant

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Subscribed and sworn to before me, this the 18th day of December, 2025.

Notary Public

My Commission Expires: March 8, 2028
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Alison Froman Simpson & Michael John Simpson, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to the **Mike & Alison Simpson Community Property Trust,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Final Plat for the Resubdivision W.S. Bransford Subdivision of record in Plat Book 6200, Page 614, 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 Alison Froman Simpson & Michael John Simpson, wife and husband from Charles Brian Fox and Megan M. Fox, by warranty deed in

Instrument No. 20200821-0094591, Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on August 21, 2020. In addition, said Warranty Deed was followed by a Scrivener's Affidavit in Instrument No. 20200903-0100402, Register's Office for Davidson County, Tennessee, dated September 2, 2020 and recorded on September 3, 2020.

This is improved property known as: 514 Park Center Drive, Nashville, Tennessee, 37205.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of December, 2025.

Alison Froman Simpson

Michael John Simpson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alison Froman Simpson & Michael John Simpson, wife and husband,** with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of December, 2025.

Notary Public

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

My commission expires: March 8, 2028