WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421809 DEEDWARR
05/18/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20260518-0044418

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of May, 2026 .

_____
Notary Public

My Commission Expires: 1-26-28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Craig Simpson	New Owner	024-00-0-060.01
1794 Campbell Road		
Goodlettsville TN 37072		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Hansel Davenport, Jr, Shelia Davenport Compton, and Kimberly Davenport, heirs at law of Hansel R. Davenport, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Craig Simpson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A small tract of land in the 10th Civil District of Davidson County, Tennessee, located on the east side of Brick Church Pike about one mile northeast of Shaw Road; being Lot No. 2 of an unrecorded plan of C. H. Phelan property, described as follows:

BEGINNING at a point in the center line of Brick Church Pike, corner to Lot No. 1; thence running south 37 deg. West 95 feet with the center of said Brick Church Pike to a point; corner of Lot No. 3; thence with the northerly margin of Lot No. 3 South 46 deg. East 180 feet to a stake; thence North 36 deg. East 84 feet to a stake; thence North 42 deg. 40 min. West 180 feet to the point of beginning, containing 0.35 acre, according to a survey made by C. J. Carney, Surveyor, made the 5th day of February, 1963.

Being the same property conveyed to Hansel R. Davenport, a single man by Deed from Joyce A. Barry a/k/a Joyce A. Barry Tidwell and husband, Thomas Tidwell, dated 6/21/01 and filed for record in Instrument No. 20010625-0066532, Register's Office for Davidson County, Tennessee. Hansel R. Davenport died intestate on 2/13/22, leaving the subject property vested in Hansel Davenport, Jr., Sheila Davenport Compton and Kimberly Davenport. Affidavit of Heirship of record in Instrument No. 202605180044417, Register's Office for Davidson County, Tennessee.

Hansel R. Davenport and Hansel R. Davenport, Sr. are one and the same person.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to Easement Agreement of record in Book 5367, Page 523, said Register's Office.

Letter from the Metropolitan Government of Nashville and Davidson County of record in Book 5339, Page 926, said Register's Office.

This is unimproved X improved property, known as 4831 Brick Church Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of May, 2026.

Hansel Davenport, Jr

Shelia Davenport Compton

Kimberly Davenport

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 13th day of May, 2026, before me personally appeared Hansel Davenport, Jr, Shelia Davenport Compton and Kimberly Davenport, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2026.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 5/13/26.

Affiant Signature

Date: 5/13/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 13 day of May, 2026.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

202605180044418