STATE OF TENNESSEE

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Karen Johnson Davidson County
Batch # 1427932 ORDER
06/04/2026 11:32:13 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260604-0050516

JO ANNE SIMPSON
[Plaintiff(s)]

vs.

Docket No: ***19D1441***

BRUCE ALLEN SIMPSON
[Defendant(s)]

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on June 4, 2026 in the Third Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on June 4, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: Machelle Cannon
Deputy Clerk

EFILED 06/04/26 10:22 AM CASE NO. 19D1441 Joseph P. Day, Clerk

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

JO ANN SIMPSON,	)	
	)	
	)	
Petitioner,	)	
	)	
vs.	)	**Docket No. 19D-1441**
	)	
BRUCE ALLEN SIMPSON,	)	
	)	
Respondent,	)	

TENN. R. CIV. P. 70 ORDER

This matter came to be heard on June 4, 2026 before the Honorable Bethany Peery Glandorf, Judge for the Third Circuit Court for Davidson County, Tennessee upon the Court's prior Order on Petition for Civil Contempt and Counter Petition. Present in Court were the Petitioner, Jo Anne Simpson, and her counsel, and the Respondent, Bruce Allen Simpson, appearing *pro se*. Upon statements of counsel, testimony of the parties, and the entire record, this Court makes the following findings of fact and conclusions of law:

This matter was hear on the parties' respective petition on March 11 and May 12, 2026. At the conclusion of the May 12, 2026 hearing date the Court requested that the parties return on June 2, 2026, a mutually agreeable date, to receive the Court's ruling. The Court prepared and entered the Order and the parties were hand-delivered a copy in open court on June 2, 2026, at which time the Court reviewed the majority of the ruling orally. Both parties were present, as was the Wife's counsel. The Court found that the Husband was in civil contempt of the Final Decree of Divorce and ordered strict

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performance from the Husband, specifically that he execute the required quitclaim deed. Mr. Simpson was further advised that, should he fail to follow the Court's order and sign the deed, he could be incarcerated until such time as he did so. Mr. Simpson refused to execute the deed. Mr. Simpson was placed into the custody of the Davidson County Sheriff but allowed to remain in the courtroom and given an opportunity to reconsider. The Court later gave Mr. Simpson another opportunity to comply with the Order, which he again refused. Mr. Simpson was then remanded to the Davidson County Jail.

On June 4, 2026 the Court Ordered that the Sheriff's Department return Mr. Simpson to Court. Mr. Simpson was brought before the Court as requested. Also appearing in Court was counsel for the Wife. The Court again Ordered that Mr. Simpson execute the quitclaim deed as required by the Court's prior Orders and gave him an opportunity to do so. Mr. Simpson again refused.

Pursuant to Tenn. R. Civ. P. 70, the Court finds that the Defendant/Husband has failed to comply with the Final Decree of Divorce and with this Court's Civil Contempt Order against him by failing to execute the quitclaim deed to the property located at Zero Little Marrowbone Road, Nashville, Davidson County, Tennessee, 37080, Map 38, Parcel 10.

The Court hereby divests the Husband, Bruce Allen Simpson, of any and all interest in the property located at **Zero Little Marrowbone Road, Nashville, Davidson County, Tennessee, 37080, Map 38, Parcel 10**, and invests the property in the Wife, Jo Anne Simpson, free and clear of any claim, title, or interest of Bruce Allen Simpson. This conveyance by decree shall have the same effect of a conveyance executed in due form.

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The Court directs the Circuit Court Clerk to execute the necessary quitclaim deed to the aforementioned property and to convey the same, once executed, to the Wife, Jo Anne Simpson or her counsel, for recording. The execution by the Circuit Court Clerk shall have the same effect as if it were done by Bruce Allen Simpson.

Any costs, including court costs or costs of the execution by the Clerk shall be assessed to Bruce Allen Simpson.

IT IS ALL SO ORDERED.

ENTERED THIS THE 4th **DAY OF** June **2026.**

Bethany Peery Glandorf

JUDGE BETHANY PEERY GLANDORF

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **Order** has been provided via HAND DELIVERY in open Court to the following:

Fred C. Dance
Attorney for Petitioner
3285 Blazer Road
Franklin, TN 37064

Bruce Simpson
PO Box 455
Joelton, TN 37080

This the 4th day of June 2026.

S. Crump

Deputy Clerk

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This instrument prepared by:
Fred C. Dance
Attorney at Law
3285 Blazer Road
Franklin, TN 37064
615-794-3450

The actual consideration or value, whichever is greater, for this transfer is $00.00 because this transfer is exempt under ***T.C.A. § 67-4-409*** and Final Divorce Decree in Circuit Court for Davidson County, Tennessee Docket Number 19D-1441

AFFIANT: _____
Sworn to and subscribed to before me,
this _____ day of_____2024.

_____
NOTARY PUBLIC

My commission expires: _____

The information contained in this document was furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS OF NEW PROPERTY OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Jo Anne Simpson 564 Bluffview Drive Pegram, Tennessee 37143	SAME	038 00 0 010.00

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that on this the ____ day of_____, 2024, for and in consideration of the sum of zero (0) dollars and other good and valuable consideration, the undersigned, **Bruce A. Simpson,** hereinafter referred to as Grantor, does hereby bargain, sell, release, remise, quit claim, and convey unto **Jo Anne Simpson**, hereinafter referred to as Grantee, all right, title, and interest that the Grantor has, in and to the following real estate located in Davidson County, Tennessee, to wit:

That portion of the real property described in that Warranty Deed recorded on February 14, 1986 in Book 6782 pages 906-910 Registers Office of Davidson County, Tennessee and located on the West side of Eatons Creek Road and North of Little Marrowbone Road and further identified on Map 38, Parcel 10.00 [038 00 0 010.00] of the Davidson County Tax Assessor. This track of real property

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was at one point known as 5529 Eatons Creek Road, and also known as Zero Little Marrowbone Road and is located north and west of Eatons Creek Road.

Being a part of that property conveyed to Bruce A. Simpson by deed recorded on February 14, 1986 in Book 6782 pages 906-910 Registers Office of Davidson County, Tennessee.

This is unimproved property known as or formally known as 5529 Eatons Creek Road and or Zero Little Marrowbone Road.

IN TESTIMONY WHEREOF I have hereunto set my hand this the _____ day of_____2024.

_____
Bruce A. Simpson, Grantor

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Bruce A. Simpson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named, and that he executed the foregoing instrument for the purpose therein contained.

IN TESTIMONY WHEREOF I have hereunto set my hand this the _____ day of_____2024.

_____
NOTARY PUBLIC

My Commission Expires: _____