BILL GARRETT, Davidson County
Trans:T20150071631 DEEDQC
Recvd: 08/24/15 15:42 2 pgs
Fees:17.00 Taxes:0.00

20150824-0085410

FROM:

NELSON E. MADDOX

FROM:

RENARD A. HIRSCH, SR., TRUSTEE

AND

TO:

RENARD A. HIRSCH, SR., TRUSTEE

TO:

NELSON E. MADDOX, ET UX, DAMITA J. MADDOX

QUITCLAIM DEED

Name & Address of Property Owner:	Send Tax Bills To:	Map-Parcel Numbers:
NELSON E. MADDOX **DAMITA J. MADDOX** 1817 Lakewood Village Drive Antioch, Tennessee 37013	SAME	Map: 165090A Parcel: 01300

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
Skyline Professional Building
3250 Dickerson Pike, Suite 121
Nashville, TN 37207
Telephone 615-242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Nelson E. Maddox
Affiant

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me on this 24th day of August, 2015.

Jacqueline Orr Wiggins
Notary Public

My commission expires: 11/03/2015

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple title in **NELSON E. MADDOX, et ux, DAMITA J. MADDOX**, I, **NELSON E. MADDOX**, hereby convey, remise, release and quitclaim unto **RENARD A. HIRSCH, TRUSTEE**, his successors and assigns, the following described tract or parcel of land, in Davidson County, Tennessee, to wit:

> Being Lot No. 49 on the Plan of Lakewood Village, Section one, of record in Book 9700, Page 555, (boundary plat of record in Book 9700, Page 464), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nelson E. Maddox by deed dated November 9, 2010, from HSBC Bank USA, National Association, as Trustee under the pooling and servicing agreement dated as of November 1, 2005, Fremont Home Loan Trust 2005-D, by Litton Loan Servicing, L.P., as Attorney in fact.

This is improved property known as 1817 Lakwood Village Drive, Antioch, Tennessee 37013.

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

And now, I, the said **RENARD A. HIRSCH, SR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby, convey, remise, release and forever quitclaim unto **NELSON E. MADDOX, et ux, DAMITA J. MADDOX**, in fee simple, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 21st day of August, 2015.

Nelson E Maddox
NELSON E. MADDOX

Renard A. Hirsch, Sr.
RENARD A. HIRSCH, SR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named **NELSON E. MADDOX**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 21st day of August, 2015.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 11/03/2015

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named **RENARD A. HIRSCH, SR., TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 21st day of August, 2013.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 11/03/2015

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.