Davidson County DEEDQC
Recvd: 10/30/15 10:36 3 pgs
Fees:17.00 Taxes:0.00
20151030-0110513

THIS INSTRUMENT PREPARED BY:

Box #14
26380-1

ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Miriam Gay Magee,<br>Mary Pamelia Maxwell Hill,<br>Harry Herby Maxwell and<br>Stephen M. Maxwell<br>c/o Stephen M. Maxwell<br>621 8th Avenue South<br>Nashville, Tennessee 37203 | New Owner | 09314003300 |

## QUITCLAIM DEED

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 **Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Miriam Gay Magee as to a 23% undivided interest, Mary Pamela Maxwell Hill as to a 23% undivided interest, Harry Herby Maxwell as to a 23% undivided interest and Stephen M. Maxwell as to a 31% undivided interest**, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot Nos. 9, 10, 11, 12, 13 and the southerly 25 feet of Lot No. 14 on the Map of John M. Bass' First Addition to Nashville, as of record in Plat Book 21, Page 114, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey dated May 7, 2012, revised May 17, 2012 and June 20, 2012, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS No. 1512, listed as Job #12104REV CW/BB, as follows:

BEGINNING at an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street, 40 feet in width, and the easterly right-of-way line of 9th Avenue South, 50 feet in width, said "X" in concrete being located at Northing: 622,454.09; Easting: 1,738,236.70; on the State Plane Coordinate System;

Thence, leaving the northerly right-of-way line of Division Street, with the easterly right-of-way line of 9th Avenue South, North 06 deg. 20 min. 03 sec. East, 275.90 feet to an existing railroad spike, at a corner common with the property of Robert E. & H. Dianne Ries, as of record in Instrument No. 20071022-0125050, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way line of 9th Avenue South, with the southerly property line of Robert E. & H. Dianne Ries, South 82 deg. 40 min. 20 sec. East, 150.02 feet to an existing pk nail, in the westerly right-of-way line of Alley #226, 15 feet in width;

Thence, with the westerly right-of-way line of Alley #226, South 06 deg. 20 min. 11 sec. West, 275.20 feet to an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street;

Thence, leaving the westerly right-of-way line of Alley #226, with the northerly right-of-way line of Division Street, North 82 deg. 56 min. 21 sec. West, 150.00 feet to the Point of Beginning. Containing 41,330 square feet or 0.949 acres, more or less.

BEING all of the same property conveyed to Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary by Quitclaim Deed dated February 25, 1983 from Miriam Gay Magee, Mary

Pamelia Maxwell Hill, Harry Herby Maxwell, Stephen M. Maxwell and Stephen M. Maxwell, Trustee for Darren Maxwell Caughon, of record in Book 6017, Page 467, Register's Office for Davidson County, Tennessee. Stephen M. Maxwell, Trustee has held title to the property pursuant to a Trust Agreement dated February 25, 1983, and amended by that certain First Amendment to Trust Agreement dated August 14, 2014.

Mary Pamelia Maxwell Hill, being one and the same as Mary Pamela Maxwell Hill.

This is improved commercial property, commonly known as: 602 9th Avenue South, Nashville, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary. This Quitclaim Deed has been executed and delivered pursuant to an agreement of the Beneficiaries of the Trust to bring the affairs of the Trust to a conclusion, and for Stephen M. Maxwell, as Trustee, to convey his interest in the property to the Beneficiaries of the Trust as individuals, in accordance with the usual and customary practice of the Beneficiaries concerning tax matters.

IN WITNESS WHEREOF, this instrument has been executed this 21 day of October, 2015.

Stephen M. Maxwell (Trustee)

Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Personally appeared before me, the undersigned, a Notary Public, in and for the said County and State, the within named, Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

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

Harry Herby Maxwell
Affiant

Subscribed and sworn to before me this 21 day of October, 2015.

Notary Public
My commission expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Houston Howell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17