BILL GARRETT, Davidson County
Trans:T20160014943 DEEDQC
Recvd: 02/24/16 08:33 2 pgs
Fees:12.00 Taxes:0.00
20160224-0017327

**This instrument prepared by:**
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

**Send Tax Bill to:**
Jeffrey W. Maddison
16562 SE 77th Northridge Ct.
The Villages, FL 32162

**DAVIDSON COUNTY**
**Map: 76**
**Group: 1**
**Parcel: 73.00**

**WILSON COUNTY**
**Map: 76H**
**Group: D**
**Parcel: 28.00**

**IMPORTANT:**
**This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.**

# QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey W. Maddison** has bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim, unto **Jeffrey W. Maddison, Trustee of The Jeffrey W. Maddison Trust dated January 26, 2016, and any amendments thereto,** his heirs and assigns, all right, title and interest in and to the following described property to-wit:

**TRACT I (Davidson County)**

The following described property in Davidson County, Tennessee:

Being Lot No. 576 on the Plan of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeff W. Maddison by deed from Marjorie Maddison dated February 10, 2010 and of record as Instrument No. 20100216-0011725, Register's Office for Davidson County, Tennessee. Jeffrey W. Maddison conveyed the property to Jason Maddison, subject to a life estate reserved to himself, by deed dated August 4, 2014 and of record as Instrument No. 20140806-0070561, said Register's Office. Jason Maddison reconveyed his interest to Jeffrey W. Maddison by deed dated January 7, 2016 and of record as Instrument No. 20160107-0001608, said Register's Office.

This is improved property known as 544-546 Tulip Grove Road, Hermitage, TN 37076.

**TRACT II (Wilson County)**

Land in Wilson County, Tennessee, being Lot No. 106 on the plan of Phase Four, Section Four, Chandler Pointe, of record in Plat Book 24, Page 305, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey W. Maddison by deed from Marjorie A. Maddison and Jason W. Maddison dated May 17, 2010 and of record in Book 1399, page 1405, Register's Office for Wilson County, Tennessee. Jeffrey W. Maddison

conveyed the property to Jason Maddison, subject to a life estate reserved to himself, by deed dated August 4, 2014 and of record in Book 1603, page 1368, said Register's Office. Jason Maddison reconveyed his interest to Jeffrey W. Maddison by deed dated January 7, 2016 and of record in Book 1677, page 1392, said Register's Office.

This is improved property known as 2263 Monthemer Cove Drive, Mt. Juliet, TN 37122.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS my hand this the 19th day of February 2016.

Jeffrey W. Maddison

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Jeffrey W. Maddison**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of February 2016.

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires: 2.4.20

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 19th day of February 2016.

NOTARY PUBLIC
My Commission Expires: 2.4.20

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE