BILL GARRETT, Davidson County
Trans:T20160014943 DEEDQC
Recvd: 02/24/16 08:34 2 pgs
Fees:12.00 Taxes:0.00
20160224-0017328

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: 75
Group: 12A
Parcel: 23.00

WILSON COUNTY
Map: 73G
Group: C
Parcel: 12.00

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 Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Brooks and Jeffrey W. Maddison,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey W. Maddison, Trustee of The Jeffrey W. Maddison Trust dated January 26, 2016, and any amendments thereto,** hereinafter called the Grantee, 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. 23 on the Plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, 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 Jeffrey Maddison by deed from Marjorie Maddison dated February 10, 2010 and of record as Instrument No. 20100216-0011727, Register's Office for Davidson County, Tennessee. Jeffrey W. Maddison conveyed the property to Jennifer Brooks, subject to a life estate reserved to himself, by deed dated August 4, 2014 and of record as Instrument No. 20140806-0070560, said Register's Office.

This is improved property known as 209 Scotts Creek Trail, Hermitage, TN 37076.

TRACT II (Wilson County)

Land in Wilson County, Tennessee, being Lot No. 132 on the Plan of The Park at Mt. Vernon Estates, Section 1, as shown on plat of record in Plat Book 23, Page 80, in the Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey W. Maddison by deed from Marjorie Maddison dated February 10, 2010 and of record in Book 1387, page 485, Register's Office for Wilson County, Tennessee. Jeffrey W. Maddison conveyed the property to Jennifer Brooks, subject to a life estate reserved to himself, by deed dated August 4, 2014 and of record in Book 1603, page 1365, said Register's Office.

This is improved property known as 1624 West Wilson Blvd., 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 our hands this the 19 day of February 2016.

Jeffrey W. Maddison

Jennifer Brooks

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 DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Jennifer Brooks**, 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.

CHRIS PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 9/11/17

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 the 19th day of February 2016.

NOTARY PUBLIC
My Commission Expires: 2.4.20

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE