Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Bill Garrett Davidson County
Batch# 55169 DEEDQC
02/05/2018 02:37:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180205-0011612

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Melissa A. Maggard
15293 SW 89th Court
Palmetto Bay, FL 33157

Send Tax Bills To:
New Owner

Map and Parcel No.
098 01 0 027.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Melissa A. Maggard, Successor Trustee, Maggard Family Revocable Living Trust Agreement dated December 7, 2009** ("Grantors"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Melissa A. Maggard** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 25 on the Plan of Lake Park, Section I, as of record in Book 4175, Page 134 & 135, Register's Office for Davidson County, Tennessee.

(Description from prior deed of record).

Being the same property conveyed to **James F. Maggard, Jr. and wife, Sarah J. Maggard, Co-Trustees, Maggard Family Revocable Living Trust Agreement dated December 7, 2009**, by Quitclaim Deed from **James F. Maggard and wife, S. Jane Maggard**, dated December 7, 2009, of record in Instrument No. 20091211-0113393, Register's Office, Davidson County, Tennessee. ***Sarah J. Maggard** died on January 30, 2015 and **James F. Maggard, Jr.** died on January 12, 2018, resulting in **Melissa A. Maggard** becoming Successor Trustee of the Maggard Family Revocable Living Trust Agreement dated December 7, 2009.

*James F. Maggard, Jr. and James F. Maggard are one and the same person.

*Sarah J. Maggard and S. Jane Maggard are one and the same person.

THIS CONVEYANCE is subject to restrictions of record in Book 4429, Page 577, and amended in book 4516, Page 751, Register's Office for Davidson County, Tennessee and any existing easements.

*The prior quitclaim deed improperly referred to the Lot and "Lot 23."

This is improved property known as: **4066 Lake Parkway Drive, Hermitage, TN 37076**.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30th day of January 2018.

Melissa A. Maggard, Successor Trustee,
Maggard Family Revocable Living Trust
Agreement dated December 7, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 30th day of January 2018.

Notary Public

My Commission Expires: 10/20/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Melissa A. Maggard, Successor Trustee, Maggard Family Revocable Living Trust Agreement dated December 7, 2009**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January 2018.

Notary Public

My Commission Expires:
10/20/20

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 20, 2020