RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2019.

NOTARY PUBLIC

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

Karen Johnson Davidson County
Batch# 219497 DEEDQC
04/18/2019 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190418-0035814

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Maxwell 524 Wanda Dr. Nashville, TN 37210	New Owner	095-10-0-071.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Paul J. Maxwell, Jr.,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **David Maxwell,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Elm Hill Acres, Section 2 of record in Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 129 fronts 75 feet on the Westerly side of Wanda Drive and extends back 228.4 feet on the Northerly line and 141.3 feet on the Southerly line to a dead line, measuring 126 feet thereon.

Being the same property conveyed to Paul J. Maxwell, Jr., by Deed from Mildred Louise Hunt, Mattie Marie Gower, Joshua Wade Culwell, Amy Culwell Douglass, and Charles Wayne Culwell, Jr. and Amy Culwell Douglas, Executors of the Estate of Robert Daryl Culwell, dated December 7, 2018, recorded December 11, 2018, and appearing of record in Instrument No. 20181211-0120740, Register's Office for Davidson County, Tennessee. SEE ALSO: Affidavit of Scrivener's Error correcting Consideration of record at Instrument No. 20190226-0017476, said Register's Office.

The subject property was never a personal residence of the Grantor herein, and as such is not subject to any homestead or other marital interest as contemplated by Tennessee law.

WITNESS OUR HAND, this 11th day of April, 2019.

Paul J. Maxwell Sr

Paul J. Maxwell, Jr.

STATE OF Nebraska
COUNTY OF Box Butte

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Paul J. Maxwell, Jr.**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of April, 2019.

Cyndi Richardson
Notary Public

My commission expires: 7/15/20

GENERAL NOTARY-State of Nebraska
CYNDI R. RICHARDSON
My Comm. Expires July 15, 2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)