2 of 9

Prepared By:

Kathy McCord

2800 Goose Creek Lane
Murfreesboro TN 37128

After Recording Return To:

Karen Johnson Davidson County
Batch# 273736 DEEDQC
08/20/2019 10:11:56 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20190820-0083373

TAX PARCEL ID #:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Kathy McCord Affiant
Subscribed and sworn before me this the
20 Day of August, 2019.
Brandi Wise, Deputy Register

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Kathy M. McCord ("Grantor"), an Affidavit of Inheritance of estate of Thomas K Maxwell whose address is 2800 Goose Creek Lane, Murfreesboro Tennessee 37128 TO Thomas Daniel Maxwell ("Grantee"), **whose address is** 4885 Big Horn Drive, Old Hickory, Tennessee 37138, all right, title, interest and claim to the following real estate property located at 4885 Big Horn Dr in the City/Township of Old Hickory, located in the County of Davidson and State of Tennessee and ZIP code of 37138, to-wit:

Property having Lot No. 51, with the Section No. 2 record in Book 4300 Page 125, and property beginning at 4885 Big Horn Dr. Old Hickory, TN 37138

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 8/2/19.

T.A.I. PICK UP

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Kathy M McCord
(Grantor's Signature)

Affidavit of Inheritance of estate of Thomas K Maxwell,
Kathy M. McCord
(Grantor's Printed Name)

Daniel Maxwell
(Grantee's Signature)

Thomas Daniel Maxwell
(Grantee's Printed Name)

Signed in our presence:

Kelbie Snipes
(Witness #1 Signature)

Diane Gilroy
(Witness #2 Signature)

Kelbie Snipes
(FIRST WITNESS NAME TYPED)

DIANE Gilroy
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Thomas Daniel Maxwell
4885 Big Horn Dr
Old Hickory TN
37138

Grantor's Address:

Kathy M. McCord
2800 Goose Creek Lane
Murfreesboro, TN
37128

4 of 9

_____, _____,
_____ _____
_____ _____

Mail Subsequent Tax Bills To:

Thomas Daniel Maxwell
4885 Big Horn Dr.
Old Hickory TN 37138
_____
_____

STATE OF Tennessee)
) **SS.**
COUNTY OF Rutherford)

The foregoing Quit Claim Deed was acknowledged before me on August 7, 2019 by Kathy M. McCord, Thomas D. Maxwell, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Gerardo Palacios Escalante
(Signature of Notary)

GERARDO PALACIOS ESCALANTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Gerardo Palacios Escalante
(Printed Notary Name)

My Commission expires: 05/22/2022

(http://www.padctn.org)



Property Summary Page (/prc/property/42173/card/1)

Printable Property Record Card (/prc/property/42173/print)

Building and Improvement Details (/prc/property/42173/card/1/interior)

Historical Data (/prc/property/42173/card/1/historical)

Review/ Appeal (/prc/property/42173/card/1/review)

Google/ Bing Maps (/prc/property/42173/card/1/map)

To return to your search results click your browsers back button

GENERAL PROPERTY INFORMATION

Card 1 of 1

Map & Parcel: 065 09 0 021.00
Location: 4885 BIG HORN DR
Current Owner: MAXWELL, THOMAS DANIEL

BILL GARRETT, Davidson County
Trans:T20150050965 AFFIDAVITH
Recvd: 06/25/15 10:32 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20150625-0061082

AFFIDAVIT OF INHERITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills To	Map & Parcel No
Thomas Daniel Maxwell 4885 Big Horn Drive Old Hickory, TN 37138	New Owner	Map 06509002100

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says:

Thomas K. Maxwell, unmarried, was the sole owner of the following described real estate. The said Thomas K. Maxwell died in Nashville, Davidson County, Tennessee, on April 14, 2014. Said land is described specifically as follows:

> Land in Davidson County, Tennessee, and being Lot No. 51 on the Plan of Sherwood Forest Subdivision, Section 2, of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Thomas K. Maxwell by quitclaim deed from Thomas K. Maxwell and Robin R. Maxwell of record in Instrument No. 20101216-0099988, Register's Office of Davidson County, Tennessee.
>
> All mattes as set forth per Plat Book 4300, Page 125, said Register's Office.
>
> Restriction of record in Bok 4465, Page 184, Book 4482, Page 427 and Book 4546, Page 202, said Register's Office.
>
> This is improved property known as: 4885 Big Horn Drive, Old Hickory, Davidson County, TN 37138.

The said Thomas Daniel Maxwell received all of Thomas K. Maxwell's interest in the real estate described above by the provisions of decedent's Last Will. Said Last Will of Thomas K. Maxwell, deceased, was admitted to probate in the Probate Court of Davidson County, Tennessee, on April 30, 2015 under docket number 15P715. The said Thomas K. Maxwell, deceased, was unmarried person at the time of his death.

June 25, 2015
Date

Kathy Maxwell McCord
Kathy Maxwell McCord, Executrix

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the state and county aforesaid, personally appeared Kathy Maxwell McCord, the within bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information, and belief, and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county on this the 25 day of June, 2015.

Martha C. Child
Notary Public

My Commission Expires: 3-7-2017

MARTHA C. CHILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR.

THIS INSTRUMENT PREPARED BY:

Martha Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Bill Garrett

Davidson

CUSTOMER RECEIPT - RECORDING SERVICES

Receipt Number: **T20150050965**
Date/Time: 06/25/2015 10:32:13
Method Received: Walk-In
Clerk: bwells

Customer Name : KATHY

HOLD AT COUNTER

PICK-UP

Transaction Detail

Instrument Number	Instrument Type	Gen. Fee	Equip. Fee	Transfer Tax	Mortgage Tax	Copy	Cert. Copy	Total Copy Fee	# Pgs	Consideration	Subtotal
201506250061082	AFFIDAVITH	$10.00	$2.00	$0.00	$0.00	N	N	$0.00	2		$12.00

First Party Name: MAXWELL, THOMAS K ESTATE

Second Party Name: MAXWELL, THOMAS DANIEL

Payment Information

Method of Payment	Payment Control ID	Authorized Agent	Company	Amount
Check	1326			$12.00

AMOUNT PAID: **$12.00**
LESS AMOUNT DUE: $12.00
CHANGE RECEIVED: **$0.00**