THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.\

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Maxwell Revocable Living Trust, dated April 30, 2018	Same	042-13-0-066.00
1121 Windsor Dr.		
Gallatin, TN 37066		

Karen Johnson Davidson County
Batch# 308819 DEEDQC
10/31/2019 09:42:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191031-0111909

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }

COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 28 day of October, 2019.

Notary Public

My commission expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, We, Kenneth Maxwell and Lee Ann Maxwell, Grantor" by these presents, does hereby quitclaim and convey unto Kenneth Lee Maxwell and Lee Ann Maxwell, Trustees of Maxwell Revocable Living Trust, dated April 30, 2018, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Sherry Heights, Section III as of Record in Book 2331, page 126 and 127, said Register's Office. Said Lot No. 96 fronts 88.0 feet on the westerly side of Port Drive and runs back between lines 349.3 feet on the southerly line and 346.3 feet on the northerly line to a dead line in the rear, on which it measures 102.0 feet.

Being the same property conveyed to Kenneth Maxwell and Lee Ann Maxwell by Deed from Sible Huffine Nethery, a single woman, of record in Instrument Number 20180809-0078592, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 134 Port Drive, Madison, TN 37115.

Witness my hand this 25 day of October, 2019.

Grantor- Kenneth Maxwell

Grantor- Lee Ann Maxwell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, Kenneth Maxwell and Lee Ann Maxwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of October, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Public

My Commission Expires _____.