Karen Johnson Davidson County
Batch# 327172 DEEDQC
12/09/2019 02:39:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191209-0126910

THIS INSTRUMENT PREPARED BY:

JEFFREY A. COBBLE, Attorney
COBBLE LAW FIRM
1315 E. Andrew Johnson Hwy., Suite # 5
Greeneville, TN 37745
(423) 639-6684
G19-0465

PROPERTY OWNER and PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES IS:
Jason W. Maddison
2948 Asheville Highway
Greeneville, TN 37743

Map 76 Gp 1 Parcel 73.00

PROPERTY ASSESSOR - DAVIDSON COUNTY
_____ day of _____, 2019

---- Space Above Reserved For Official Use Only ----

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, We JASON W. MADDISON and JENNIFER MADDISON BROOKS, SUCCESSOR TRUSTEES of the Jeffrey W. Maddison Trust dated January 26, 2016, hereinafter referred to as GRANTORS, do hereby convey and quitclaim all of the trust's right, title, and interest in the following described real estate unto JASON W. MADDISON, hereinafter referred to as GRANTEE, his heirs and assigns:

The following described property in Davidson County, Tennessee:

BEING Lot No. 576 on the Plat of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the property quitclaimed to Jeffrey W. Maddison, Trustee of the Jeffrey W. Maddison Trust dated January 26, 2016, by deed of Jeffrey W. Maddison, dated February 19, 2016, and found of record as Instrument No. 20160224-0017327, in the Register's Office for Davidson County, Tennessee.

Trustee Jeffrey W. Maddison died on October 1, 2016. Pursuant to the terms of the Certification of Trust, Jason W. Maddison and Jennifer Maddison Brooks were nominated and appointed, jointly or independently, as Successor Trustees.

EXCEPT AS PROVIDED in any related contract between the parties, or except as provided elsewhere herein, this conveyance is subject to recorded or unrecorded easements, all applicable zoning ordinances, subdivision regulations, restrictive covenants, and any unrecorded materialman's or laborer's liens. Except as provided in any contemporaneous title opinion directed to the Grantees issued by the preparer of this instrument, the preparer makes no representation with respect to the legal description or the status of the title to the property described herein.

Witness the hands of its Trustees on the day and date shown below.

12-5-19
Date

JASON W. MADDISON, Successor Trustee,
Jeffrey W. Maddison Trust

12/1/19
Date

JENNIFER MADDISON BROOKS, Successor Trustee,
Jeffrey W. Maddison Trust

STATE OF TENNESSEE :

: ss

COUNTY OF GREENE :

On this 5th day of ~~November~~ December, 2019, before me personally appeared JASON W. MADDISON, known to me or proven to be the person described in the foregoing instrument, who, upon oath, acknowledged himself to be a Successor Trustee of the Jeffrey W. Maddison Trust, and further acknowledged that he executed the foregoing instrument in his capacity as Successor Trustee for the purposes therein contained, and is authorized to execute this instrument on behalf of said Trust.

Notary Public

My commission expires: 3-26-2022

LYNN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

STATE OF Tennessee:

: ss

COUNTY OF Davidson :

On this 2nd day of ~~November~~ December, 2019, before me personally appeared JENNIFER MADDISON BROOKS, known to me or proven to be the person described in the foregoing instrument, who, upon oath, acknowledged herself to be a Successor Trustee of the Jeffrey W. Maddison Trust, and further acknowledged that she executed the foregoing instrument in her capacity as Successor Trustee for the purposes therein contained, and is authorized to execute this instrument on behalf of said Trust.

Tracy L. Umeda

Notary Public

My commission expires: Oct. 2, 2023

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Pursuant to T.C.A. § 67-4-409 (a) (4), I/We hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me this ____ day of November, 2019.

Notary Public or Register

My commission expires: 3-26-22

LYNN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY