This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **DANIEL SOLOMON MAYNARD, Grantor/Affiant.**

TO: **LUTHER DANIEL MAYNARD AND KATHY KING, tenants in common.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Luther Daniel Maynard 108 Roman Chapel Lane Gordonsville, TN 38563	Luther Daniel Maynard 108 Roman Chapel Lane Gordonsville, TN 38563	MAP: 119 GR: 5 PARCEL: 224

Karen Johnson Davidson County
Batch# 358765 DEEDQC
02/14/2020 12:36:49 PM 3 pgs
Fees: $18.00 Taxes: $27.75
20200214-0017261

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $7,500.00.

DANIEL SOLOMON MAYNARD, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **DANIEL SOLOMON MAYNARD**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **DANIEL SOLOMON MAYNARD**, Grantor/Affiant, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of February, 2020.

Heather M. Yates
NOTARY PUBLIC
My Commission Expires: 12-12-2022

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-12-2022

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

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FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred Dollars ($7,500.00) cash in hand paid by the hereinafter named, **LUTHER DANIEL MAYNARD AND KATHY KING, tenants in common**, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DANIEL SOLOMON MAYNARD**, Grantor, does hereby quitclaim, transfer and convey to **LUTHER DANIEL MAYNARD AND KATHY KING, tenants in common** all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of February, 2020.

DANIEL SOLOMON MAYNARD, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **DANIEL SOLOMON MAYNARD**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **DANIEL SOLOMON MAYNARD**, Grantor/Affiant, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northeast corner of Lot No. 186 on the plan of Subdivision of Lots Nos. 3 and 4 and parts 5 and 6, Cumberland Nurseries Plan of record in Book 332, page 148, Register's Office for said County.

Said property fronts 50 feet on the southerly margin Jay Street and extends back between parallel lines, with the westerly margin of an alley, 156 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to William C. Maynard, Sr., and wife, Mabel Maynard, by deed from Betty Thompson on the 30th day of September, 1988, and recorded in Deed Book 7760, Page 440, in the Register's Office for Davidson County, Tennessee. William Claude Maynard, Sr., died intestate in Davidson County, Tennessee, in June 14, 1999. Mabel Maynard thereafter succeeded to the title to said property. Mabel Maynard died intestate on April 17, 2012, and William Claude Maynard, Jr., Kathy King, Dorothy Harding, Luther Dan Maynard, Roy Maynard, and the surviving children of Jimmy Maynard, Ann Taylor, Glen Maynard and Paul Maynard succeeded to the title of said property as heirs at law.

To have and to hold unto the said Luther Daniel Maynard and Kathy King, tenants in common, their heirs, and assigns in fee simple.

The is improved property known as: 113 Jay Street, Nashville, Tennessee, 37210.
Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.