SEND TAX BILLS TO:

Luther Dan Maynard

ADDRESS OF NEW OWNER(S):

5917 New Hope Court
Hermitage, TN 37076

MAP: 119 GR: 05 PARCEL: 224
IMPROVED UNIMPROVED

THIS INSTRUMENT PREPARED BY:
MARY ALICE CARFI
ATTORNEY AT LAW
111 N. GREENWOOD ST. STE B
LEBANON, TENNESSEE 37087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
14 **Day of** Feb, **20**20.
, **Deputy Register**

QUIT CLAIM DEED

I, Roy D. Maynard, hereby Quit Claim to Luther Dan Maynard and Kathy King, as tenants in common, all of my interest in the following land. Said property being a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

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 of 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 Dan Maynard and Kathy King, their heirs and assigns in fee simple.

Karen Johnson Davidson County
Batch# 358765 **DEEDQC**
02/14/2020 12:36:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200214-0017262

WITNESS MY HAND on this the 23rd day of September 2019.

Roy Douglas Maynard

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 Mary Alice Carfi shall not be responsible for any matter that could have been resolved by a title examination, settlement, or legal and/or tax related counsel. Additionally, Mary Alice Carfi, makes no warranties regarding ownership of the above-referenced property.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Roy Douglas Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23 day of Sep., 2019.

Misty Trumbull
NOTARY PUBLIC

MISTY TRUMBULL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires:
9/29/23