THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 365486 DEEDQC 03/02/2020 08:46:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200302-0022768	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 24 day of February, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Thomas Sharp Maxwell and Amanda Wolff 707 Westchester Drive Madison, TN 37115	New Owner	042-09-0-103.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS SHARP MAXWELL** ("Grantor"), by these presents, does hereby quitclaim and convey unto **THOMAS SHARP MAXWELL AND AMANDA WOLFF** and their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Kemper Heights, Section Two, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS SHARP MAXWELL, A SINGLE MAN, by deed from C & C RESIDENTIAL PROPERTIES, INC., of record in Instrument No. 20190124-0007141, dated January 15, 2019, said Register's Office.

This is improved property, known as: **707 Westchester Drive, Madison, TN 37115**

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

[INTENTIONALLY LEFT BLANK]

Witness my hands this the 24th day of February, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

GRANTOR:

Thomas Sharp Maxwell

THOMAS SHARP MAXWELL

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 24th day of February in the year 2020, before me, the undersigned Notary Public, personally appeared, **THOMAS SHARP MAXWELL,** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February, 2020

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public

My commission expires: 11/3/2020

True Copy Certification

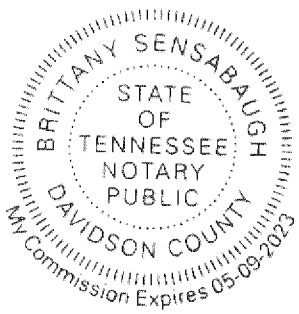
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23