Karen Johnson Davidson County
Batch# 413583 DEEDQC
06/11/2020 02:26:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200611-0059988

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 (none).

Subscribed and sworn before me this the 9th day of June 2020.

Richard L Maxwell III
Affiant

NOTARY PUBLIC
My commission expires: 03-07-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Richard L. Maxwell, III, and wife, Shelia Fite Maxwell	Richard L. Maxwell, III, and wife, Shelia Fite Maxwell	Map 81-15 Parcel 251
4308 Hopewood Dr.	4308 Hopewood Dr.	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and for and in further consideration, I, **RICHARD L. MAXWELL, unmarried,** hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto **RICHARD L. MAXWELL, III, and wife, SHELIA FITE MAXWELL, (my son and his wife)** hereinafter referred to as Grantees, their successors and assigns, all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 308 on the Plan of McGavock, Wetmore & Others' 2nd Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Richard L. Maxwell by quitclaim deed from Samuel L. Brown of record as instrument #20070718-0085430, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: **1522 - 16th Ave., North, Nashville, TN 37208.**

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

Witness my hand this 9th day of June 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RICHARD L. MAXWELL (unmarried) - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD L. MAXWELL**, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 2020.

NOTARY PUBLIC:

My commission expires: 03-04-2023

RICHARD HEDGEPATH JR
DAVIDSON
TENN