Karen Johnson Davidson County
Batch# 413583 DEEDQC
06/11/2020 02:26:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200611-0059989

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 11E day of June 2019

Richard L Maxwell
Affiant

NOTARY PUBLIC
My commission expires: 03-07-202

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 and son, Richard L. Maxwell, III	Same	59-14-87
751 Ringgold Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of One Dollar ($1.00), and for and in further consideration, I, Richard L. Maxwell, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto Richard L. Maxwell and Richard L. Maxwell, III, as joint tenants in common with right of survivorship, 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 Lot No. 25 on the plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for said County.

Said Lot No. 25 fronts 63.8 feet on the southeasterly margin of Ringgold Drive and extends back 135.4 feet on the northeasterly line and 135.0 feet on the southwesterly line to a dead line in the rear, measuring 69.2 feet thereon.

Being the same property conveyed to Richard L. Maxwell et ux Beverly D. Maxwell by warranty deed from Wayne C. Dixon et ux Eunice T. Dixon of record in Book 5327, Page 463, in the Register's Office for Davidson County, Tennessee.

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

Beverly D. Maxwell has predeceased Richard L. Maxwell and Richard L. Maxwell remains a Widow and is not married.

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

This is improved property known as: **751 Ringgold Drive, Nashville, TN 37207.**

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

Witness my hand this 11th 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

RICHARD L. MAXWELL - 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**, 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 11th day of June 2020.

NOTARY PUBLIC:
My commission expires: 03-07-2023.

RICHARD HEDGEPATH JR
NOTARY PUBLIC
DAVIDSON COUNTY
TENN