THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 415410 DEEDQC
06/16/2020 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200616-0061789

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Frank Maxwell, III and Frances Maxwell 1209 Hawkins Street, Unit 4 Nashville, TN 37203	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	093-13-4-B00-40-0CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Frank Maxwell, III**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Frances Maxwell,** hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entirety in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Real property in Davidson County, Tennessee, being Unit 4, as set out and depicted in the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1209 HAWKINS STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument No. 20170814-0082829, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property.

Being part of the same property conveyed to Frank Maxwell, III, by Warranty Deed from J. Seth Jennings, filed on 06/17/2008, at Instrument No. 20080617-0062155, Davidson County Register of Deeds.

This is property commonly known as 1209 Hawkins Street, Unit 4, Unit 4, Nashville, TN 37203.

Witness our hands, this 1st **day of** ~~May~~ June**, 2020:**

Frank Maxwell, III

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Maxwell, III** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of ~~May~~ June**, 2020**:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF ~~May~~ June, 2020.

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

