Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant Joe N. Dobbins Attorney in Fact under POA for Robert P. Maynard

Subscribed and sworn before me this 25th day of June, 2020.

Notary Public
My Commission Expires: 3 NOV 2020

WILLIAM E. BLACKSTONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cherie Maynard **3518 Richland Ave** **Nashville, TN 37205**	**Same**	**104-05-0-0394.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Robert P. Maynard, a married man (the "Grantor"),

has bargained and sold, and by these presents does transfer and convey, unto the said

Cherie Maynard, a married woman (the "Grantee"),

her successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 109, BLOCK 4, DIVISION "A", RICHLAND REALTY COMPANY'S PROPERTY, as shown on plat of record in Plat Book 161, Page 151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert P. Maynard and Cherie Maynard, Husband and Wife, by Warranty Deed from Mark A. Bittles and Deena K. Raja, Husband and Wife, of record in Instrument No. 20150806-0078526, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 430267 **DEEDQC**
07/02/2020 03:37:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200702-0072077

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **3518 Richland Ave, Nashville, TN 37205**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of June, 2020.

Jeff Hudson, Attorney in Fact under
Robert P. Maynard POA for Robert P. Maynard

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert P. Maynard**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2020.

WILLIAM E. BLACKSTONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

NOTARY PUBLIC

My Commission Expires: 3 NOV 2020