Karen Johnson Davidson County
Batch# 486785 DEEDQC
09/30/2020 02:11:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200930-0112842

This Instrument
Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 22nd day of September 2020, by Grantor, Jason M. Maxwell, to Grantee, Jason M. Maxwell.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, a certain tract or parcel of land situated in the Davidson County, Tennessee, described as follows:

Being Lot No. 223 of the Plan of the Stanford County Country Club Estates, Section IV, as of record in Book 2900, pagers 83 & 84, in the Register of Deed's Office for Davidson County, TN.

Said Lot No. 23 fronts 99 feet on the westerly side of Downeymeade Drive and runs back between lines 190 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear on which it measures 101.35 feet.

Being the same property conveyed to Harvey E. Malone, Jr. and wife, Helon V. Malone by warranty deed of record in Book 3177, page 427, in the Register of Deed's Office for Davidson County, Tennessee. Helon V. Malone died December 14, 1986 in Davidson County, Tennessee. Harvey E. Malone, Jr. died July 11, 2017 leaving a last will and testament ("Will") administered by the 7th Circuit (Probate) Court of Davidson County, TN, Case No.:17P1286.

Said Will, in Article II, paragraph A.1 devised the said Downeymeade Drive real property to Grantor, subject to a life estate in favor of Patricia Barbara Malone. Patricia Barbara Malone has terminated her life estate in said Downeymeade Drive real property and has vacated said real property vesting Grantor with fee simple title to said Downeymeade Drive real property. See Exhibit A hereto.

This conveyance is made subject to the restrictions recorded in Book 3066, page 219; and to the easements and limitations shown on the map of record in Book 2900, pages 83 & 84 of said Register's Office.

This is improved property know as 235 Downeymeade Drive, Nashville, TN.

In Witness Whereof, Grantor has executed this Deed as of the date and date first above written.

Jason M. Maxwell

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Jason M. Maxwell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 22nd day of September 2020.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

March 6, 2024

Name and Address of Property Owner:
Jason M. Maxwell
235 Downeymeade Drive
Nashville, TN 37214

Person or Entity Responsible For Payment of Property Taxes:
Jason M. Maxwell
235 Downeymeade Drive
Nashville, TN 37214

Map & Parcel: 085 07 0 001.00

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jason M. Maxwell., Affiant

Sworn to and subscribed before me this 22nd day of September 2020.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires: March 6, 2024

EXHIBIT A

IN THE SEVENTH CIRCUIT COURT FOR DAIVDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE MATTER OF:

THE ESTATE OF HARVEY ELLISTON MALONE, JR., Deceased.) **No.: 17 P - 1286**

AFFIDAVIT OF PATRICIA BARBARA MALONE ABANDONING LIFE ESTATE IN 235 DOWNEYMEADE DRIVE, NASHVILLE, TN

Patricia Barbara Malone, the daughter of Harvey Elliston Malone, deceased, and the devisee under Decedent's last will and testament Article II, paragraph A. 1.:

> *That my grandson Jason M. Maxwell shall lake possession and ownership of my house and lot located at 235 Downeymeade Drive, Nashville, Tennessee 37214. with a life estate being reserved on said property for my daughter Patricia Barbara Malone and with my daughter to pay tax s. insurance and maintenance & repairs as long as she resides at said residence.*

states she has permanently abandoned and terminated her life estate to reside in the real property known as 235 Downeymeade Drive, Nashville, TN 37214.

Further Affiant Sayeth Naught.

Patricia Barbara Malone — 9/18/2020
Patricia Barbara Malone — *Date*

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18th day of September, 2020.

Claiborne K. McLemore II, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires: March 6, 2024