Karen Johnson Davidson County
Batch# 500265 DEEDQC
10/22/2020 11:16:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0122863

This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:

William Dale Maxfield and
Becky Lynn Maxfield
11 Bridlington Ct
Brentwood, Tennessee 37027

MAP AND PARCEL NO.:

161-06-0-A-123.00

SEND TAX BILL:

CUCORP Inc.
1400 8th Avenue South
Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carmack Alexander Maxfield**, hereinafter called the Grantor, and for the express purpose to transfer and quitclaim to my father William Dale Maxfield, married an undivided 35% of my one-half ownership in the below described property and to my stepmother Becky Lynn Maxfield, married an undivided 15% of my one-half ownership in the same property and hold the herein property and to hereby bargain and sell, and by these presents do hereby transfer, convey and quitclaim unto **William Dale Maxfield, a 35% interest and Becky Lynn Maxfield a 15% interest,** hereinafter called the Grantees, their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 123, on the Plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record in Instrument No 20080709-0070601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carmack Alexander Maxfield , (then) unmarried and William Dale Maxfield, married, [as] tenants in common with right of survivorship by deed from Jan Wheatley, now known as Jan Smyre, a married woman and joined in said conveyance by her husband Nathaniel James Smyre, of record in Instrument No. 20150724 0072, Register's Office for Davidson County, Tennessee.
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Jessica Layne Kelley Maxfield, spouse of Carmack Alexander Maxfield, joins in the execution of this instrument for the purpose of conveying any marital interest she may have, if any, in the subject property.

This is improved property known as 1428 Beech Grove Way, Nashville, TN 37211.

This transfer is for the sole purpose of creating a tenants in common with and between William Dale Maxfield holding a total of 85% of the Estate and Becky Lynn Maxfield holding a total of 15%, and for no other purpose.

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

WITNESS our hands on this 28th day of August, 2020.

GRANTOR:

Carmack Alexander Maxfield

Jessica Layne Kelley Maxfield

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, the within named Carmack Alexander Maxfield and wife, Jessica Layne Kelley Maxfield, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and office seal at Nashville, Tennessee, this the 28th day of August, 2020.

NOTARY

My commission expires: 7.9.24

STEPHANIE BOOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Sworn and subscribed before me
this 3rd day of ~~August~~ September, 2020.

NOTARY
My commission expires: June 29, 2024

