Karen Johnson Davidson County
Batch# 514223 DEEDQC
11/12/2020 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201112-0132876

This Instrument Prepared by:
John W Bishop
Lenders Title Company
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 4th day of November, 2020.

Notary Public

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Expires 8-20-23

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
David C. Maxwell and Mariana Maxwell 2320 Foster Ave Nashville, TN 37210	Same as New Owners	119-01-0-481.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Paul J. Maxwell, Jr., married, (Grantor)** have bargained and sold and hereby quitclaim, transfer and convey all of my right, title and interest which I may have in the below described property to **David C. Maxwell and wife, Mariana Maxwell, (Grantee)** their heirs, successors and assigns, forever, being that land located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 2, on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10 and Parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries, of record in Book 332, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David C. Maxwell and wife, Mariana Maxwell, and Paul J. Maxwell, Jr., married, as tenants in common with rights of survivorship by Warranty Deed from Kate Kalil, an unmarried woman of record as Instrument No. 20150107-0001642, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. 26-2-301, et seq., or other similar Tennessee law or statute.

Being improved property known as 2320 Foster Avenue, Nashville, Tennessee 37210

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 3rd day of November, 2020.

Paul J. Maxwell Jr.

Paul J. Maxwell, Jr.

STATE OF Nebraska

COUNTY OF Box Butte

Before me, the undersigned Notary Public, personally appeared Paul J. Maxwell Jr. who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of November, 2020.

My Commission Expires:

01-28-2024

Holly Ramsey
NOTARY PUBLIC

HOLLY RAMSEY
General Notary - State of Nebraska
My Commission Expires Jan 28, 2024

LTC File 20-000274-528

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)