Karen Johnson Davidson County
Batch# 524808 DEEDQC
12/04/2020 01:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201204-0141295

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
John K. Maxwell and
John K. Maxwell, Trustee
753 Brook Hollow RD
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
115 03 0 023.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Betty Ann C. Maxwell (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, being an undivided one-half (1/2) tenant in common interest, in and to the following described property to John K. Maxwell, Trustee, and his successors in trust, of the Betty Ann Maxwell Trust dated 11/25/2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for said County.
>
> Said Lot No. 97 fronts 140 feet on the westerly side of Brook Hollow Road and runs back between lines 258 feet on the northerly line and 380 feet on the southerly line, to a dead line in the rear on which it measures 185.4 feet.
>
> Being the same property conveyed to John K. Maxwell and Betty Ann C. Maxwell, as tenants-in-common, by deed from John K. Maxwell and wife, Betty Ann C. Maxwell, of record at Instrument No. 20020620-0074545, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 753 Brook Hollow Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020; and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25th day of November, 2020.

Betty Ann C. Maxwell, Grantor

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed -753 Brook Hollow Road, Nashville
Grantor Notary Acknowledgement

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020; and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

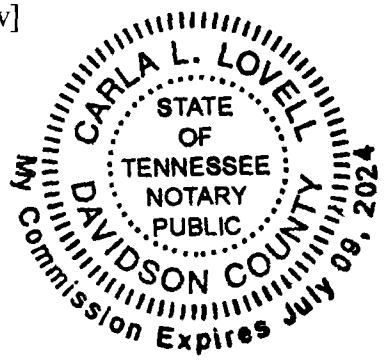
Before me, a Notary Public in and for the County and State aforesaid, personally appeared Betty Ann C. Maxwell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of November, 2020.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024

[Additional Pages Follow]



This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020; and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Betty Ann C. Maxwell, Affiant

[Affiant Notary Acknowledgement on Next Page]

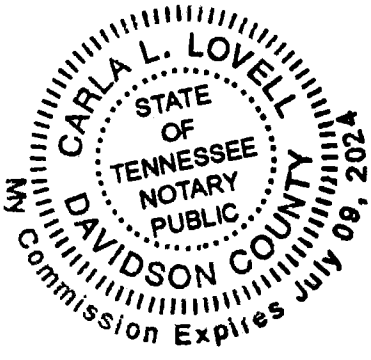
Quitclaim Deed -753 Brook Hollow Road, Nashville
Affiant Notary Acknowledgement

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated September 29, 2020; and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

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

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024



CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of November, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY