Karen Johnson Davidson County
Batch# 524808 DEEDQC
12/04/2020 01:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201204-0141296

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Daniel H. Maxwell, et al	same	071 03 0 172.00
2502 Dickerson Pike		071 03 0 029.00
Nashville, TN 37206		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Betty Ann C. Maxwell (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, being an undivided twenty-five percent (25%) 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 several tracts or parcels of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot 9 which fronts 100 ft. on the west side of the Dickerson Turnpike as shown on the E. T. Brown Subdivision on part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for said County, and 20 feet of Lot 10 which is the southerly part of Lot No. 10 and fronts 20 feet on the westerly side of Dickerson Turnpike as shown on the E. T. Brown Subdivision of part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for Davidson County, Tennessee.

TRACT II

Being the northerly part of Lot No. 10 in E. T. Brown's Subdivision of part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for said County.

Said northerly part of Lot No. 10 fronts 80 feet on the westerly side of Dickerson Pike, and runs back between parallel lines 242 feet to an alley.

Excluded from Tract II shall be any property which is part of Lot 2 on the Consolidation Plat of all or a portion of Lots 7, 10, 12-13, 15-24 of the Dr. E.T. Brown's Subdivision of Part of the Hughes Place of record as Instrument No. 20181116-0112871 Register's Office for Davidson County, Tennessee.

Tract III

Land in Davidson County, Tennessee being Lot 2 on the Consolidation Plat of all or a portion of Lots 7, 10, 12-13, 15-24 of the Dr. E.T. Brown's Subdivision of Part of the Hughes Place of record as Instrument No. 20181116-0112871 Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John K. Maxwell and Betty Ann C. Maxwell, as tenants in common, by deed from John K. Maxwell of record as Instrument No. 20020620-0074546 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2502 Dickerson Pike, Nashville, Tennessee 37206 and 2500 Dickerson Pike, Nashville, Tennessee 37206.

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 –Dickerson Pike, 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]

CARLA L. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 09, 2024

Quitclaim Deed –Dickerson Pike, Nashville
Affiant Statement

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]

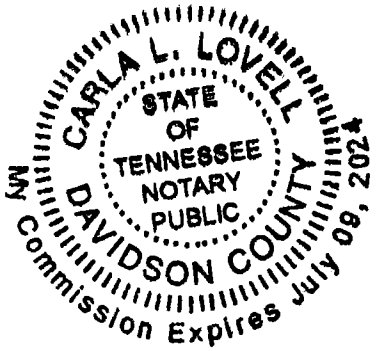
Quitclaim Deed –Dickerson Pike, Nashville
Affiant Notary Acknowledgement

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

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