QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 556600 DEEDQC
01/19/2021 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0008072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Audra Marie Bennett Maxwell	**Same**	
(NAME)	(NAME)	
1016 Battery Lane		**131-12-0-082.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAUL J. MAXWELL, III, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

AUDRA MARIE BENNETT MAXWELL ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 7TH, FORMERLY 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PART OF LOT NO. 24 AND THE EASTERLY PART OF LOT NO. 26 ON THE MAP OF ZENAIDA PLACE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF BATTERY ROAD AT A POINT 1392 FEET, MORE OR LESS, EAST OF AN UNNAMED STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE ARCHIBALD AND FRANCES SMITH PROPERTY; THENCE WITH THE CENTER OF SAID ROAD, EASTWARDLY 154 FEET TO THE CORNER OF LOTS NOS. 26 AND 28; THENCE NORTHWARDLY WITH THE DIVIDING LINE BETWEEN LOTS NOS. 26 AND 28 AND LOTS NO. 24 AND 28 NORTHWARDLY 433.5 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO KARL E. HAURY AND REESE L. SMITH BY DEED FROM HENRY R. BURKITT AND WIFE OF RECORD BOOK 2451, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID HAURY AND SMITH'S SOUTHERN BOUNDARY WESTWARDLY 155 FEET, MORE OR LESS, TO SAID HAURY & SMITH'S SOUTHWEST CORNER, BEING A POINT IN SAID FRANCES SMITH'S EASTERN BOUNDARY LINE; THENCE WITH SAME SOUTHWARDLY 434.1 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL J. MAXWELL, III, UNMARRIED, BY QUITCLAIM DEED FROM AUDRA MARIE BENNETT MAXWELL, OF RECORD IN INSTRUMENT NUMBER 20200207-0014660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

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.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1012 Battery Lane, Nashville, TN 37220**

Witness our hands this the 15th day of January, 2021

Paul J. Maxwell, III

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul J. Maxwell, III**, 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 official seal, this the 15 day of January, 2021

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON