Karen Johnson Davidson County
Batch# 592799 DEEDQC
03/16/2021 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210316-0034919

9.20
(4)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.\

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Maxwell Revocable Living Trust, dated April 30, 2018	Same	159K-F-055.00 &
1121 Windsor Dr.		108-08-0-090.00
Gallatin, TN 37066		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. P. O. Box 663 Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF SUMNER } The actual consideration or value, whichever is greater, for this transfer is $ 0.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2019. Notary Public My commission expires: 1-2422	

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, We, Kenneth L. Maxwell and Lee Ann Maxwell, husband and wife, Grantor" by these presents, does hereby quitclaim and convey unto Kenneth Lee Maxwell and Lee Ann Maxwell, Trustees of Maxwell Revocable Living Trust, dated April 30, 2018, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Sumner County, Tennessee:

Tract 1 (142 Bradford Circle, Hendersonville, TN 37075)
Land in Sumner County, Tennessee, being Lot No. 75 on the Final Plat of Bradford Shade, Section Three, Phase Two, a Planned Unit Development, as of record Plat Book 17, Pages 339-340, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth L. Maxwell and Lee Ann Maxwell, husband and wife, by deed from G. Donald Halverson II, an unmarried person and Corbin D. Halverson, an unmarried person, of record in Record Book 4581, page 777, Register's Office for Sumner County, Tennessee.

This is improved property, known as 142 Bradford Circle, Hendersonville, TN 37075.

REGISTERS OFFICE SUMNER COUNTY TENNESSEE 1786 SUMNER COUNTY, TENNESSEE

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 981471 Instrument #: 1288368
Rec'd: 10.00 Recorded
State: 0.00 10/31/2019 at 9:20 AM
Clerk: 0.00 in Record Book
Other: 2.00 5065
Total: 12.00 PGS 376-377

RH-SSM-G'ville

Tract 2 (3410 Elm Hill Pike, Nashville, TN 37214)

Land in Davidson County, Tennessee, being Lot No. 3, on the plat of Resubdvision of Lots 1 and 2 on the Plan of the Resubidvision of Reserved Parcels, Section Two, Larchwood, and Lot 168, Section Two, Larchwood, as of record in Book 7900, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth L. Maxwell and Lee Ann Maxwell, husband and wife, by deed from David W. Manis and Jodi Yvonne Manis, husband and wife, of record in Instrument No. 20160817-0085934, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3410 Elm Hill Pike, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 25 day of October, 2019.

Grantor- Kenneth L. Maxwell

Grantor- Lee Ann Maxwell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, Kenneth L. Maxwell and Lee Ann Maxwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of October, 2019.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Public

My Commission Expires _____.

REGISTERS OFFICE
SUMNER COUNTY
TENNESSEE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
SUMNER COUNTY
I, Cindy L. Briley, Register of Deeds in and for said State and County do hereby certify that this is a true and correct copy of a Quitclaim Deed
Which appears of record in Book 5065 Page 376
Register's Office, Sumner County, TN
Given under my hand and official seal at office in Gallatin, TN.
This the 15th day of March 2021

Cindy L. Briley / Register of Deeds
Cindy L. Briley, Register of Deeds
TM

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024