Karen Johnson Davidson County
Batch# 670090 DEEDQC
07/02/2021 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0089889

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE and HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eve McMurray Maxwell 1311 Clifton Lane Nashville, TN 37215	New Owner	Map/Parcel 117 12 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Maxwell Holdings, LLC, a Tennessee limited liability company, (hereinafter called the "Grantor"), hereby quitclaims and conveys all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto Eve McMurray Maxwell, unmarried (hereinafter called the "Grantee"), her heirs and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet front and 49.8 feet rear of Lot No. 34 and the westerly 40 feet of Lot No. 35 on the Final Plan of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 34 and 35 front together 90 feet on the southerly side of Clifton Avenue and run back 209 feet, more or less, on the westerly line and 231 feet, more or less, on the easterly line to the southerly line of said subdivision measuring 89.8 feet thereon.

Being the same property conveyed to Maxwell Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Eve McMurray Maxwell, dated September 30, 2010, of record in Instrument No. 20101001-0078733, Register's Office for Davidson County, Tennessee.

This property is known as **1311 Clifton Lane, Nashville, Tennessee 37215.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of June, 2021.

Maxwell Holdings, LLC, a Tennessee limited liability company

Eve McMurray Maxwell, sole member

Eve McMurray Maxwell, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Eve McMurray Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Maxwell Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Eve McMurray Maxwell as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, Tennessee, this 29 day of June, 2021.

Notary Signature

My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11.16.2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Eve McMurray Maxwell

Affiant

Sworn to and subscribed before me, this 29 **day of June, 2021.**

My commission expires: 11/16/2024

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11.16.2024

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

