This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 688069 DEEDQC
07/30/2021 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0103115

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brandon Maxwell and Patti Maxwell, Husband and Wife** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Brandon Maxwell, unmarried,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Village One Summerfield, of record in Instrument No. 20000211-0014170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20140718-0063914** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 11th day of **May, 2021.**

Patti Maxwell

Patti Maxwell

Brandon Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Patti Maxwell and Brandon Maxwell,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **May, 2021.**

Jacqueline G Brown

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 11th day of **May, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

PROPERTY ADDRESS:	**209 Stonedale Way** **Antioch, TN 37013**
TAX PARCEL NO.:	164 10 0A 030.00
PROPERTY OWNER: OWNER'S ADDRESS:	**Brandon Maxwell** **209 Stonedale Way** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owner at Property Address**

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/11/21.

Affiant Signature

7/30/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021