Karen Johnson Davidson County
Batch# 776477 DEEDQC
12/17/2021 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0167460

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		

WHEREAS, Betty Ann C. Maxwell (the "Decedent"), Grantor of the Betty Ann Maxwell Trust dated 11/25/2020 (the "Trust"), died on July 8, 2021; and

WHEREAS, John K. Maxwell is the Trustee (the "Trustee") of the Trust; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John K. Maxwell, Trustee of the Betty Ann Maxwell Trust dated 11/25/2020, (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's 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 Exempt Family Trust U/A/D 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, Trustee, and his successors in trust, of the Betty Ann Maxwell Trust dated 11/25/2020, by Quitclaim Deed from Betty Ann C. Maxwell, of record at Instrument No. 20201204-0141296, Register's Office for 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of November, 2021.

BETTY ANN MAXWELL TRUST DTD 11/25/2020

By: _____
John K. Maxwell, Trustee

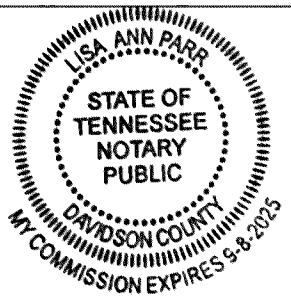
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, John K. Maxwell, who upon oath acknowledged that he is the Trustee of the Betty Ann Maxwell Trust dated 11/25/2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of November, 2021.

Notary Public

My Commission Expires: 9.8.2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

John K. Maxwell, Affiant

Subscribed and sworn to before me this 29th day of November, 2021.

Notary Public

My Commission Expires: 9.8.2025



CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 November 29, 2021.

Carla L Lovell

Carla L. Lovell

12/15/2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary Public

My Commission Expires: 7/7/25

