Karen Johnson Davidson County
Batch# 776477 DEEDQC
12/17/2021 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0167461

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:
John K. Maxwell, Trustee Betty Ann Maxwell Exempt Family Trust U/A/D 11/25/2020 753 Brook Hollow RD Nashville, TN 37205	same	115 03 0 023.00

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 one-half (1/2) 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 a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for said County.
>
> Said Lot No. 97 fronts 140 feet on the westerly side of Brook Hollow Road and runs back between lines 258 feet on the northerly line and 380 feet on the southerly line, to a dead line in the rear on which it measures 185.4 feet.
>
> 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

The legal description is the same as the previous deed of record.

This is improved property known as 753 Brook Hollow Road, Nashville, Tennessee 37205.

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

LISA ANN PARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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

LISA ANN PARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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

