THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 887200 DEEDQC
07/11/2022 02:50:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220711-0079586

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael Maples, II and Lainey D. Edwards 913 N 12th Street, Apt 3 Nashville, TN 37206	Owner	083-05-0-B-003.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Phillip Michael Maples, II, and Phillip M. Maples and wife, Janice A. Maples**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Phillip Michael Maples, II, and wife, Lainey D. Edwards**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 3**, NORTH 12TH STREET HOMES, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130610-0058864, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip Michael Maples, II, single, and Phillip M. Maples and wife, Janice A. Maples, as tenants in common with a right of survivorship, by Warranty Deed from Cole Investments, LLC, a Tennessee limited liability company, of record on September 24, 2014, at Instrument No. 20140924-0087683, Davidson County Register of Deeds.

This is property commonly known as: 913 N 12th Street, Apt 3, Nashville, TN 37206

Witness our hands, this 1 **day of** July, **2022:**

Phillip Michael Maples, II

Phillip M. Maples

Janice A. Maples

KIRKLAND T. TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Michael Maples, II** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of July, **2022:**

Notary Public

My Commission Expires: July 06, 2025

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip M. Maples**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of July, **2022**:

Kirkland T. Turner
Notary Public

My Commission Expires: July 06, 2025

KIRKLAND T. TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice A. Maples**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of July, **2022**:

Kirkland T. Turner
Notary Public

My Commission Expires: July 06, 2025

KIRKLAND T. TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXP. JULY 06, 2025

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE _____ DAY OF _____, **2022**:

_____
Notary Public

My Commission Expires: _____