Karen Johnson Davidson County
Batch# 895900 DEEDQC
07/29/2022 10:29:04 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220729-0086506

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **PHYLLIS A. SIMPSON, AN UNMARRIED WOMAN (NOW KNOW AS PHYLLIS A. MAYNARD, A MARRIED WOMAN)** , for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **PHYLLIS A. MAYNARD AND RONALD W. MAYNARD, HUSBAND AND WIFE** all his/her/their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Being all of Lot Number 375, on the Plan of Town Village of the Country, Section 4-B, of record in Plat Book 6350, at page 496, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being all of the property conveyed to Phyllis A. Simpson, an unmarried woman, by Deed from Anthony D. Myers and wife, Tine H. Myers, dated October 26, 1987, of record in Book 7389 page 749, Register's Office for said County.

Being all of the property conveyed to Anthony D. Myers and wife, Tine H. Myers by Deed of record in Book 6841 page 709, Register's Office for said County.

This conveyance is subject to taxes for the year 192534 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Commerce Union Bank, which the Grantee(s) hereby agree to assume and pay.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 26 day of July, 2022.

Phyllis A Maynard
PHYLLIS A. MAYNARD

STATE OF TENNESSEE
COUNTY OF Davidson

On the 26 day of July, 2022, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **PHYLLIS SIMPSON** acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 26 day of July, 2022.

Notary Public
My Commission Expires: 9/9/2025

IAN SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 9, 2025

The actual consideration for this transfer is -0-

Affiant

Witness my hand and official seal this 27 day of July, 2022.

Notary Public
My Commission Expires: 6/23/25

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This information was provided by the parties.
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd. Ste 16, Murfreesboro, TN 37129
Map/Parcel: P/O: 150-07-0 394.00
New Owner: Phyllis and Ronald Maynard- 3325 Towne Village Road Antioch, TN 37013
Send Tax Bills To: New Owner