Karen Johnson Davidson County
Batch# 933359 DEEDQC
10/24/2022 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115360

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Margaret Morrison Maddux and Tim Maddux 107 South 13th Street Nashville, TN 37206	New owner(s)	08313006000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret Morrison NKA Margaret Morrison Maddux, a married woman**, by these presents does hereby quitclaim and convey unto, **Margaret Morrison Maddux and Tim Maddux, wife and husband, as tenants by the entirety**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Spring Park Subdivision of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy L. Caudill and Lynn Jennings, Unmarried Persons by Warranty deed from Jean M. Lytle, Unmarried of record in Instrument No. 20080103-0000498 Register's Office for Davidson County, Tennessee, dated January 2, 2008 and recorded on January 3, 2008.

Being the same property conveyed to Margaret Morrison, an Unmarried Woman by Warranty deed from Kathy L. Caudill and Lynn Jennings, Unmarried Persons of record in Instrument No. 20150928-0098453 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 28, 2015.

Being also known as 107 South 13th Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24 day of October, 2022.

Jenna R. Peden
Affiant

My commission expires: 7-7-25
(Affix Seal)

Caitlyn McKeighen
Notary Public

CAITLYN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24 day of October, 2022.

Margaret Morrison Maddux

Tim Maddux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Margaret Morrison Maddux and Tim Maddux,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of October, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

202210240115360

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 24, 2022 (date of document).

Affiant Signature

October 24, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023