Karen Johnson Davidson County
Batch# 969292 DEEDQC
02/09/2023 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009632

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 2 day of February, 2023.

Notary
Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lewis Maxwell, Jr. 3085 Brantley Drive Antioch, TN 37013	New Owner	152-02-0-509.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Tracy L. Maxwell and husband, Lewis A. Maxwell**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Lewis Maxwell, Jr.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson County** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1708, Zone Lot Division, Lot 170, Re-subdivision of Lots 170, 171 and 172, Harbor Gate, Section 2, Revised as in Book 8250, Page 354, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy L. Maxwell and husband, Lewis A. Maxwell, by Warranty Deed from Janna Thornhill, a married person, dated February 13, 2017 and recorded on February 16, 2017 in Instrument No. 20170216-0016261, said Register's Office.

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 31st day of January, 2023.

Tracy L. Maxwell

Lewis A. Maxwell

State of ~~Tennessee~~ PA)
County of Allegheny)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy L. Maxwell and husband, Lewis A. Maxwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2023.

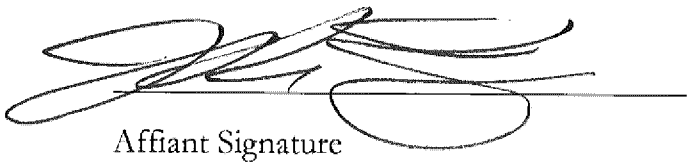
Notary Public
My Commission Expires: 10.22.24

Commonwealth of Pennsylvania - Notary Seal
DONNA LEE ZUZICH - Notary Public
Allegheny County
My Commission Expires October 22, 2024
Commission Number 1185940

202302090009632

Certificate of Authenticity

I, Joshua A. Terry, 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 1/31/2023.



Affiant Signature

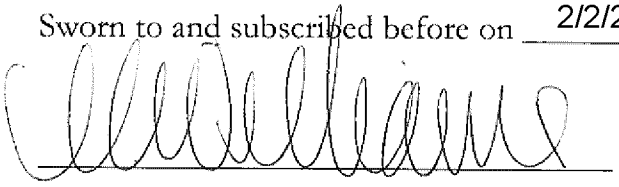
2/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/2/2023.



Notary Public

My Commission Expires: 5.23.23

