**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:**

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF March, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelly J. Maxwell, Trustee
& Cathy Ann Maxwell, Trustee
5113 Mountain Brook Circle
Nashville, TN 37076

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
085 04 0A 234.00

## QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Cathy Ann Maxwell and Kelly Maxwell, wife and husband, do hereby remise, release and quitclaim in equal undivided shares unto Kelly J. Maxwell, Trustee of the Cathy Ann Maxwell Tennessee Investment Services Trust and Cathy Ann Maxwell, Trustee of the Kelly J. Maxwell Tennessee Investment Services Trust, and their successors in trust, their successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Cathy Ann Maxwell and Kelly Maxwell, wife and husband, by deed dated January 29, 2015, from Meritage Homes of Tennessee, Inc. an Arizona corporation, of record in Instrument No. 20150205-0010812, Register's Office of Davidson County, Tennessee.

This is improved property known as a portion of 5113 Mountain Brook Circle, Nashville, TN 37076.

WITNESS our hands this 17 day of March, 2023.

Kelly Maxwell

Karen Johnson Davidson County
Batch# 984321 DEEDQC
03/24/2023 08:59:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230324-0021372

Cathy Maxwell
Cathy Ann Maxwell

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Kelly Maxwell and Cathy Ann Maxwell, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 17 day of March, 2023.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

**Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.**