Karen Johnson Davidson County
Batch# 1006230 DEEDQC
05/22/2023 02 56 54 PM 3 pgs
Fees $17 00 Taxes $0 00
20230522-0038499

THIS INSTRUMENT PREPARED BY:
Bradley Arant Boult Cummings LLP (rjn)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Maddux, Mary Elizabeth Maddux Shields, and Sara Lee Maddux, Trustees of JAM Family Trust 1219 Jefferson Davis Drive Brentwood, TN 37027	Same	105 07 0 463.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 19th day of May 2023

Notary Public

My Commission Expires 1/20/2027

JOHNETTA M. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, I, J. O. MADDUX, by these presents do hereby quitclaim to JOHN W. MADDUX, MARY ELIZABETH MADDUX SHIELDS and SARA LEE MADDUX, TRUSTEES OF THE JAM FAMILY TRUST u/t/a dated May 19, 2023, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of my right, title and interest, whatever that may be, in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This improved property is known as 1310 4th Avenue South, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of May, 2023.

J. O. MADDUX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared **J. O. MADDUX**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 2023.

Notary Public

JOHNETTA M. MOORE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires:
1/20/2027

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEES' AND GRANTOR'S REQUEST]

EXHIBIT A

Property Description

Three Tracts of land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by S. R. Sanford, Jr., Surveyor, September 6, 1944, as follows:

TRACT I:
Beginning at a point at the northeast corner of Gray, formerly College Street and Nolensville Pike or 4th Avenue, South; thence with the easterly margin of Nolensville Pike or 4th Avenue, South, northwardly 96 feet to a point; thence eastwardly 120 feet to the westerly margin of a 10 foot alley; thence with same, southwardly 96 feet to the northerly margin of Gray, formerly College Street; thence with same westwardly 120 feet to the beginning.

TRACT II:
Beginning on the northerly margin of Gray, formerly College Street, at the southeast corner of the property conveyed to W. R. Douglas and wife, by deed from Harry Diamond and wife, of record in Book 1302, page 238, Register's Office for said County, said point being 180 feet east of the easterly margin of Fourth Avenue South; thence with said Douglas' easterly line, northwardly 96 feet; thence eastwardly 52.5 feet to a stake on the westerly margin of the right-of-way of the N. C. & St. L. R. R.; thence with said right of way southwardly 101.5 feet to a stake in the northerly margin of Gray Street; thence with said Street; westwardly 86 feet to the beginning.

TRACT III:
Beginning at a point on the northerly margin of Grey (Gray), formerly College Street, at a point 130 feet east of the northeast corner of Grey Street, and the Nolensville Pike or 4th Avenue, South, said point also being the easterly margin of a 10 foot alley; thence with the northerly margin of Grey Street, eastwardly 50 feet to a stake; thence northwardly 96 feet to a stake; thence westwardly 50 feet to a stake, on the easterly margin of a 10 foot alley; thence with the easterly margin of said alley, southwardly 96 feet to the beginning.

Together with a one-half (1/2) interest in a parcel of land fronting 10 feet on the north side of College or Grey Street and extends back northwardly 96 feet and being the parcel of land between the two tracts of land conveyed to William R. Hagan, by deed of record in Book 2294, page 209, to which reference is made for a more complete and detailed description and to Flora M. Hagan, by deed of record in Book 2270, page 631, to which reference is made for a more complete and detailed description.

Being the same property conveyed to J. O. Maddux by warranty deed from Walter G. Knestrick and wife, Ann Knestrick of record in Book 5476, Page 862, Register's Office for Davidson County, Tennessee.