Karen Johnson Davidson County
Batch# 1024784 DEEDQC
07/11/2023 11:23:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230711-0052977

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	117 10 0 033.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 5 day of July 2023.

Notary Public

My Commission Expires: 1/20/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, we, JOSEPH O. MADDUX and wife, ANNE C. 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 our 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 2400 Valley Brook Road, Nashville, Tennessee 37215.

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

WITNESS our hands this 5 day of July, 2023.

JOSEPH O. MADDUX

ANNE C. MADDUX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared **JOSEPH 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 5 day of July 2023.

JOHNETTA M. MOORE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My Commission Expires:

1/20/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared **ANNE C. 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of July 2023.

Notary Public

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 GRANTORS' REQUEST]

EXHIBIT A

Property Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 21 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Bear Road at the corner of Lots Nos. 20 and 21; thence with the southerly margin of said road, eastwardly and southeastwardly to the westerly margin of Valley Brook Road, and continuing with the westerly margin of Valley Brook Road, in all 465.6 feet to the corner of Lots Nos. 1 and 21; thence with the line between said two lots, westwardly 230 feet to the southeast corner of Lot No. 20; thence with the easterly line of said Lot No. 20, northwardly 291.1 feet to the beginning.

Being the same property conveyed to Joseph O. Maddux and wife, Anne C. Maddux by deed from Alford C. Sinclair and wife, Sylvia F. Sinclair, of record in Book 5015, Page 762, Register's Office for Davidson County, Tennessee.