Karen Johnson Davidson County
Batch# 1048624 DEEDQC
09/11/2023 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0071265

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

TRUSTEE'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Stephen W. Maddux 1506 Robinhood Drive Pearlsburg, VA 24134-2040	Stephen W. Maddux 1506 Robinhood Drive Pearlsburg, VA 24134-2040	05916013200

KNOW ALL PERSONS BY THESE PRESENTS that Stephen W. Maddux, Successor Trustee of the Sharon L. Webb Maddux Trust dated September 26, 2013, does hereby convey, release, and forever quitclaim unto Stephen W. Maddux (hereinafter called "Grantee"), his heirs and assigns, all the right, title, and interest of the Sharon L. Webb Maddux Trust in and to a certain parcel of real property located in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot No. 69 on an unrecorded Subdivision called "Hickory Heights," developed by American Realty and Insurance Company, and described according to a survey made by Z.J. Wilkinson, Surveyor, May 22, 1948, as follows:
>
> Said Lot No. 69 fronts 50 feet on the westerly margin of Avalon Drive, and runs back between lines 168.23 feet on the south and 171.0 feet on the northerly line, to a line in the rear measuring 50.1 feet thereon.
>
> Being the same property conveyed to the Sharon L. Webb Maddux Trust by Quitclaim Deed from Sharon Webb Maddux, of record in Instrument No. 20140516-0042397, dated May 8, 2014, and recorded on May 16, 2014, in the Register's Office for Davidson County, Tennessee.
>
> This property known as 54 Avalon Drive, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE

PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS MY HAND on the 7th day of September, 2023.

SHARON L. WEBB MADDUX TRUST

Stephen W. Maddux

Stephen W. Maddux, Successor Trustee

STATE OF VIRGINIA)
COUNTY OF Giles)

Before me, a notary public in and for the state and county aforesaid, personally appeared Stephen W. Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Successor Trustee of the Sharon L. Webb Maddux Trust, and he, as such, executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 7 day of September, 2023.

Patty Reed

Notary Public

My commission expires: 03/31/2025

PATTY L. REED
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7567785
My Commission Expires 03/31/2025

OATH OF VALUE

This Trustee's Deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(H): "No such tax shall be levied on the transfer of any real estate where such: … are deeds executed by the trustee of a testamentary trust or revocable living trust to implement the distribution of the real property to a trust beneficiary or beneficiaries." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **09/11/2023.**

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **09/11/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **09/11/2023.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **08/19/2024**

