Karen Johnson Davidson County
DEEDQC
Batch# 1050254 2 pgs
09/15/2023 09:57:47 AM
Fees: $12.00 Taxes: $0.00
20230915-0072396

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Maxwell Tennessee Community Property Trust 137 Wentworth Avenue Nashville, TN 37215	Same	116 16 0B 017.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **M. PORTER MAXWELL and wife, MARIE D. MAXWELL** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **M. PORTER MAXWELL, JR.** and **MARIE D. MAXWELL**, as the Co-Trustees of the **MAXWELL TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Iroquois of Nashville of record in Plat Book 6250, pages 636-637, as revised at pages 723-724 and in Book 6900, pages 61-62, and amended in Book 7696, page 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to M. Porter Maxwell and wife, Marie D. Maxwell by Warranty Deed from Kenneth L. Brigham, Betty B. Brigham, unmarried and Arlene Stecenko, wife of Kenneth L. Brigham, of record in Book 9625, page 758, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

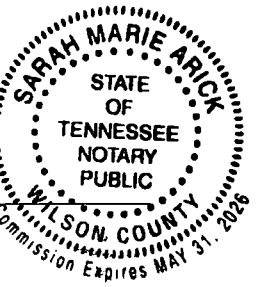
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 15th day of September, 2023.

Affiant

Notary Public

My Commission Expires:



This is improved property known as 137 Wentworth Avenue, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF 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.

WITNESS our hands this the 15th day of September, 2023.

M. PORTER MAXWELL

MARIE D. MAXWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **M. PORTER MAXWELL** and wife, **MARIE D. MAXWELL**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of September, 2023.

Notary Public

My Commission Expires:

