Karen Johnson Davidson County
Batch# 1056150 DEEDQC
10/02/2023 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231002-0077170

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 25 day of September, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires: _____

Address New Owners as:	Tax Bill To:	Map / Parcel
Cordelia M. Maxwell Benjamin Maxwell, Jr. 430 Multrees Pl Smyrna, TN 37167	New Owner	147 07 0 137.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Cordelia M. Maxwell,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Cordelia M. Maxwell and Benjamin Maxwell, Jr. as tenants in common with right of survivorship,** (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 22 on the unrecorded Plan of Chester Maxwell's Subdivision, and described as follows;

Beginning at a point in the southerly margin of Flora Avenue 700 feet more or less east of the easterly margin of Nolensville Pike, being the corner of Lots No. 21 and No. 22; thence with the line between said lots, southerly 107.8 feet to a point; thence south 80 degrees 16 feet east 50.825 feet to a point; thence northerly 116.8 feet more or less to the south margin of Flora Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning. Include but exclude that part of the land

hereinafter described conveyed to Davidson County for Flora Maxwell Road, of record in Book 3406, Page 246, said Register's Office.

Being the same property conveyed to Ben G. Maxwell & wife Cordelia M. Maxwell, by Warranty Deed from Alvin Eugene Ward and wife Dorothy J. Ward, of record in Book 5756, Page 315, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 332 Flora Maxwell Road, Nashville, Tennessee 37211.

This is the same legal description found in the last deed of record.

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

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 25th day of September 2023.

Grantor:

Cordelia M. Maxwell

Cordelia M. Maxwell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of September, in the year 2023, before me the undersigned, personally appeared Cordelia M. Maxwell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 25th day of September, 2023.

William Altus Pryor
Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Noteztine, III, do herby make 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 September 25, 2023

AFFIANT SIGNATURE

10/2/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of October, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026