Karen Johnson Davidson County
Batch# 1056152 DEEDQC
10/02/2023 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231002-0077180

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 430 Multrees Pl Smyrna, TN 37167	New Owner	147 07 0 142.00

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, Andrea Jones, and Benjamin Maxwell, Jr.,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Cordelia M. Maxwell, Andrea Jones, and Benjamin Maxwell, Jr. as tenants in common with right of survivorship,** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in the 5th, formerly in the 7th, Civil District of said County and State, being the easterly one-half of lot No. 18 and all of lot No. 19 on the Plan of Chester Maxwell's Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the southerly margin of Flora Avenue at a point 100 feet west of the northwest corner of the property conveyed to Rosa Lee Burns, by deed from Chester Maxwell and wife, of record in Book 2343, Page 168, Register's Office for said County, being the corner of lots No. 19 and No. 201; thence with the line between

said two lots southwardly 71.8 feet; thence north 80 degrees 16' west 44.4 feet; thence north 88 degrees west 56.33 feet to a point 33.33 feet east of the corner of lots No. 17 and No. 18; thence northwardly 61.8 feet, more or less, to the southerly margin of said Flora Avenue; thence with same eastwardly 100 feet to the beginning.

Being the same property conveyed to Cordelia M. Maxwell, Andrea Jones, and Benjamin Maxwell, Jr., as evidenced by an Affidavit of Heirship, of record in Instrument No. 20220721-0083791, said Register's Office for Davidson County.

This is improved property commonly known as 344 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 Grantors have caused this Quitclaim Deed to be executed this 25th day of September 2023.

Grantors:

Cordelia M. Maxwell
Cordelia M. Maxwell

Andrea Jones
Andrea Jones

Benjamin Maxwell Jr.
Benjamin Maxwell, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of ~~June~~ 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

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

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of ~~June~~ September, in the year 2023, before me the undersigned, personally appeared Andrea Jones, 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

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

My Commission Expires:_____

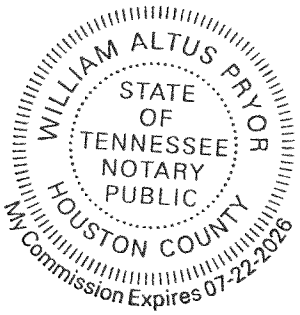
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of September, in the year 2023, before me the undersigned, personally appeared Benjamin Maxwell, Jr., 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 he executed it.

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

William Altus Pryor
Notary Public

My Commission Expires:_____



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