Karen Johnson Davidson County
Batch# 1060053 DEEDQC
10/12/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231012-0080077

AFTER RECORDING RETURN TO:
Cosmopolitan Title
73 Cavalier Blvd.
Florence, KY 41042
File No. NKY-23-1128

This document prepared by:
Stephen Doan, Esq.
73 Cavalier Blvd.
Florence, KY 41042
859-795-1132

Tax ID No.: 091 16 0 123.00

# QUITCLAIM DEED

THIS DEED made and entered into on this 4th day of October, 2023 by and between **Marc Maddox, who acquired title as Marc Jason Maddox and Jenna Maddox, husband and wife,** residing at 4600 Dakota Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Marc Maddox and Jenna Maddox, husband and wife,** residing at 4600 Dakota Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 35 FEET OF LOT NO. 501 AND THE EASTERLY 40 FEET OF LOT NO. 503 OF BLOCK NO. 24 ON THE PLAN OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
SAID WESTERLY PART OF LOT NO. 501 AND THE EASTERLY PART OF LOT NO. 503 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF DAKOTA AVENUE, FORMERLY 4TH AVENUE, AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 46TH AVENUE, NORTH, AS WIDENED, 150 FEET TO AN ALLEY. SUBJECT TO THE FOLLOWING:
ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

Property Address: 4600 Dakota Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/12/2019 under Instrument Number: 20191112-0116189 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Marc Maddox a/k/a Marc Jason Maddox**

**Jenna Maddox**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Marc Maddox a/k/a Marc Jason Maddox and Jenna Maddox, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 4th day of October, 20 2023

Notary Public

My Commission expires: 1/30/2027

DYONKA LUCKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/30/2027
WILSON COUNTY

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Dyonka Luckey

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of October, 20 23.

Notary Public
My Commission Expires: 01/30/2027

Name and address for person(s) responsible for taxes:

Marc Maddox and Jenna Maddox
4600 Dakota Avenue
Nashville, TN 37209

Name and address of property owner:

Marc Maddox and Jenna Maddox
4600 Dakota Avenue
Nashville, TN 37209

## Tennessee Certification of Electronic Document

I, Dyonka Luckey, do hereby 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 10/4/2023 (date of document).

Affiant Signature

10/4/2023
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 4th day of October, 2023.

Notary's Signature

My Commission Expires: 01/30/2027

NOTARY'S SEAL

