Karen Johnson Davidson County
Batch# 1060429 DEEDQC
10/13/2023 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231013-0080357

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
John K. Maxwell, Trustee, et al John K, Maxwell Trust 753 Brook Hollow RD Nashville, TN 37205	same	115 03 0 023.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John K. Maxwell (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest, being an undivided one-half (1/2) tenant in common interest, in and to the following described property to John K. Maxwell, Trustee, and his successors in trust, of the John K. Maxwell Trust dated October 11, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for said County.
>
> Said Lot No. 97 fronts 140 feet on the westerly side of Brook Hollow Road and runs back between lines 258 feet on the northerly line and 380 feet on the southerly line, to a dead line in the rear on which it measures 185.4 feet.
>
> Being the same property conveyed to John K. Maxwell and Betty Ann C. Maxwell, as tenants-in-common, by deed from John K. Maxwell and wife, Betty Ann C. Maxwell, of record at Instrument No. 20020620-0074545, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 753 Brook Hollow Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 11th day of October, 2023.

John K. Maxwell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John K. Maxwell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11 day of October, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

John K. Maxwell, Affiant

Subscribed and sworn to before me this 11 day of October, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
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My Commission Expires
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STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 10/11/2023 (date of document).

Carla L Lovell

Carla Lovell

10/11/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11 day of October, 2023.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE