Karen Johnson Davidson County
Batch# 1060433 DEEDQC
10/13/2023 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231013-0080360

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 John K, Maxwell Trust 753 Brook Hollow RD Nashville, TN 37205	same	103 08 OB 119.00

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, 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:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 199 of Parklane Condominiums, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the horizontal property regime of Parklane Condominiums, Phase I, of record in Book 7376, Page 571, in the Register's Office for Davidson County, Tennessee, and subject to the provisions an d requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to John K. Maxwell and wife, Betty Ann C. Maxwell, by Warranty Deed dated July 25, 2013, from Amy Colleen Doyle, a single person, of record at Instrument No. 20130730-0079206, Register's Office for Davidson County, Tennessee.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including but not limited to: HOA charter of record in Book 7895, page 173; HOA Charter in Book 7710, page 305; All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable governmental and zoning regulations; Park Lane Condominium Association Rules and Regulations; Master Deed of Record in Book 7376, page 571.

The legal description is the same as the previous deed of record.

This is improved property known as 119 Sloan Road, Nashville, Tennessee 37209.

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
Erica L. Martin
My Commission Expires
July 7, 2025
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