Karen Johnson Davidson County
Batch# 1060437 DEEDQC
10/13/2023 12:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080362

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:
Daniel H. Maxwell, et al	same	071 03 0 172.00
2502 Dickerson Pike		071 03 0 029.00
Nashville, TN 37206		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, John K. Maxwell (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest, being an undivided twenty-five percent (25%) 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 several tracts or parcels of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot 9 which fronts 100 ft. on the west side of the Dickerson Turnpike as shown on the E. T. Brown Subdivision on part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for said County, and 20 feet of Lot 10 which is the southerly part of Lot No. 10 and fronts 20 feet on the westerly side of Dickerson Turnpike as shown on the E. T. Brown Subdivision of part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for Davidson County, Tennessee.

TRACT II

Being the northerly part of Lot No. 10 in E. T. Brown's Subdivision of part of the Hughes Land, as of record in Book 332, Page 55, Register's Office for said County.

Said northerly part of Lot No. 10 fronts 80 feet on the westerly side of Dickerson Pike, and runs back between parallel lines 242 feet to an alley.

Excluded from Tract II shall be any property which is part of Lot 2 on the Consolidation Plat of all or a portion of Lots 7, 10, 12-13, 15-24 of the Dr. E.T. Brown's Subdivision of Part of the Hughes Place of record as Instrument No. 20181116-0112871 Register's Office for Davidson County, Tennessee.

Tract III

Land in Davidson County, Tennessee being Lot 2 on the Consolidation Plat of all or a portion of Lots 7, 10, 12-13, 15-24 of the Dr. E.T. Brown's Subdivision of Part of the Hughes Place of record as Instrument No. 20181116-0112871 Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John K. Maxwell and Betty Ann C. Maxwell, as tenants in common, by deed from John K. Maxwell of record as Instrument No. 20020620-0074546 in the Register's Office of Davidson County, Tennessee.

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

This is improved property known as 2502 Dickerson Pike, Nashville, Tennessee 37206 and 2500 Dickerson Pike, Nashville, Tennessee 37206.

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
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