Karen Johnson Davidson County
Batch# 1069287 DEEDQC
11/07/2023 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231107-0087049

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Sarah Keith Maxcy Affiant Subscribed and sworn to before me, this 7th day of November, 2023. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Sarah Keith Maxcy, Trustee 4500 Beacon Drive Nashville, Tennessee 37215	SAME	130 11 0 090.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Keith Maxcy**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State

of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sarah Keith Maxcy, Trustee of the Sarah Keith Maxcy Living Trust, established by the Revocable Trust Agreement of Sarah Keith Maxcy dated May 24, 2018**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of November, 2023.

Sarah Keith Maxcy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Keith Maxcy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of November, 2023.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 15 of Block "P" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County.

SAID Lot No. 15 fronts 117 feet on the westerly side of Beacon Drive, and runs back 391.3 feet on the northerly line and 416.62 feet on the southerly line to a dead line, measuring 154.3 feet thereon.

Being the same property conveyed to John Lee Maxcy and wife, Sarah Keith D. Maxcy, by deed from Nola B. Ketring, formerly Nola B. Christopher, and spouse, Vernon Ketring, of record in Book 5212, page 791, Register's Office for Davidson County, Tennessee.

John Lee Maxcy died on June 1, 2023.

Sarah Keith Maxcy and Sarah Keith D. Maxcy are one and the same person.

This conveyance is made subject to the following encumbrances:
(1) Current year's State and County taxes, which have been assumed by the Grantee.
(2) The Plan of record in Book 1424, page 25, said Register's Office, shown an Owner's Certificate, a 75 foot minimum building setback line from Beacon Drive and a 10 foot casement for public utility and drainage purposes along the westerly rear and side line of said lot.

This is improved property known as 4500 Beacon Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 7, 2023

November 7, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

