Karen Johnson Davidson County
Batch# 1074254 DEEDQC
11/21/2023 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231121-0090621

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Donald Maxwell** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Rhonda Maxwell,** (Grantee), a single woman all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 36, Unit No. 36A, Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest of record in Plat Book 5200, Page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Maxwell and husband Donald Maxwell, by virtue of that certain Special Warranty Deed dated January 29, 2007, and being of record at Instrument No. 20070206-0015227 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16th day of **November, 2023.**

Donald Maxwell
Donald Maxwell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said state and county, **Donald Maxwell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 16th day of **November, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 16, 2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 17th day of **November, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
JOHN WHITE

PROPERTY ADDRESS:	**3548 Seneca Forest Dr., Nashville, TN 37217**
TAX PARCEL NO.:	**136100B05300CO**
PROPERTY OWNER:	**Rhonda Maxwell**
OWNER'S ADDRESS:	**3548 Seneca Forest Dr., Nashville, TN 37217**
MAIL TAX BILLS TO:	new owner

Certificate of Authenticity

I, Holly A. Mason, 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.

Affiant Signature

11/7/23
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026