Karen Johnson Davidson County
Batch# 1116593 DEEDQC
03/28/2024 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240328-0021864

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Margaret Maxson

Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alan Maxson and Margaret Maxson, husband and wife	New Owners	Map: 08415013400
(NAME) 2351 Revere Place	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALAN MAXSON, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

ALAN MAXSON AND MARGARET MAXSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Tract 1

Being Lot No. 1, on the Plan of Resubdivision Lot 22, Section One, Castlewood Estates, of record in Plat Book 8250, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alan Maxson and wife, Marcia Maxson, by deed from The Estate of Wilma June Roberts, of record in Instrument No. 20100615-0046372, dated June 14, 2010, see also Scrivener's Affidavit of record in Instrument No. 20100713-0054818, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No. 202403280021863, said Register's Office.

Tract 2

Beginning at a point 300 feet from the southeast corner of a parcel of land conveyed by John Bernard Daniel, et al to the grantors herein by deed of record in the Register's Office for Davidson County, Tennessee, in Deed Book 2926, Page 535, to which reference is here made, thence with the southerly line of said parcel westwardly 228.3 feet to a stake; thence North 11 deg. 10' west 105 feet to a stake; thence south 85 deg. 30' east 256.6 feet to a stake; thence southwardly parallel and 300 feet west of the westerly margin of Fairway Drive to the beginning (continuing approximately .578 acres) and being the westerly portion of the property conveyed to the grantors as set out above, reference to Grantor's said Deed is here made for more perfect descriptions and this conveyance adopts the same restrictions as

mentioned in Grantor's deed.

Being the same property conveyed to Alan Maxson and wife, Marcia Maxson, by deed from The Estate of Wilma June Roberts, of record in Instrument No. 20100401-0024591, dated March 31, 2010, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No. 202403280021863, said Register's Office.

The said Marcia Maxson having since died, and title vested in Alan Maxson, as surviving tenant by the entirety.

This is improved property, known as 2351 Revere Place, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of March, 2024.

Alan Maxson

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 Alan Maxson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of March, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 March 28, 2024.

(AFFIANT) – Julia Wyatt

03/28/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of March, 2024.

My commission expires: 11/2/26

Notary Public

