File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1154031 DEEDQC
07/03/2024 10:59:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20240703-0050268

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0

James M Maitland, Affiant

Subscribed and sworn before me this the 3 Day of July, 2024.

Brady Wells, Deputy Register

THE ____

THIS INSTRUMENT WAS PREPARED BY
Mike Maitland, Property Co-Owner
7056 Cotton Blossom Lane
Nashville, Tennessee 37221
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M Maitland	Same as New Owner	092 10 0 091.00
(NAME) 7056 Cotton Blossom Lane	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

James M. Maitland, as to a 50% undivided interest
and
Jack Holt and James Lance Holt, as to the remaining 50% undivided interest,
as their interest is by tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST UNTO,

James M. Maitland and Taylor C. Maitland,
as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), OUR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the map of T.M. Steger's Clifton Pike Subdivision, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Maitland, as to a 50% undivided interest and Jack Holt and James Lance Holt, as to the remaining 50% undivided interest, as their interest is by tenants in common with rights of survivorship, by Quitclaim Deed from Mike Maitland and Jack Holt, dated August 4, 2022 and filed of record August 5, 2022 in Instrument No. 20220805-0089257, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2816 Torbett Street, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (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 hands this 2nd day of July, 2024.

Jack Holt

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Jack Holt** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of July, 2024.

Commission expires: 10/25/26

Notary Public

JACOB SHIARLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/25/2026
WILSON COUNTY

Witness my hands this 2nd day of July, 2024.

James Lance Holt.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **James Lance Holt** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of July, 2024.

Commission expires: 10/25/26

Notary Public

JACOB SHIARLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/25/2026
WILSON COUNTY

Witness my hands this 2nd day of July, 2024.

James M. Maitland.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **James M. Maitland** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of July, 2024.

Commission expires: 10/25/26

JACOB SHIARLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/25/2026
WILSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.