Karen Johnson Davidson County
Batch# 1168884 DEEDQC
08/14/2024 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061720

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Gary W. Maxey Armelle P. Maxey Affiant Sworn to and subscribed before me this AUGUST 12, 2024. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
GARY W. MAXEY and ARMELLE P. MAXEY, Trustees		
MAXEY FAMILY TRUST dated August 5, 2024		
609 Bloomfield Way	SAME AS NEW OWNER	171 12 0A 011.00
Brentwood, Tennessee 37027		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ARMELLE MAXEY and GARY MAXEY, a married couple (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to GARY W. MAXEY and ARMELLE P. MAXEY, Trustees (Grantees) of the MAXEY FAMILY TRUST dated August 5, 2024, and any amendments thereto, being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 11 ON THE PLAN OF SECTION ONE ADDITION TO BRELAN PARK AT SADDLEWOOD, OF RECORD IN BOOK 7900, PAGE 788, REGISTER'S OFFICE FOR DIVISION COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF

BEING THE SAME PROPERTY CONVEYED TO ARMELLE P MORTON, WERE AS MARRIED AS HUSBAND AND WIFE FROM CHARLES B MORTON JR, DATED 01/07/2002, RECORDED 01/24/2002, DEED INSTRUMENT# 20020124-0010130, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Further being the same property conveyed to ARMELLE MAXEY and GARY MAXEY, a married couple, from ARMELLE MAXEY FKA ARMELLE P. MORTON, married, by Quitclaim Deed of record in Instrument 20221123-0123915, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

The improved property is known as 609 Bloomfield Way, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on August 12, 2024.

ARMELLE MAXEY

GARY MAXEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARMELLE MAXEY and GARY MAXEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 12, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT W. FAUTEUX III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-05-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 August 12, 2024

8/12/24
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 12th day of August, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025