WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1208829 DEEDWARR
11/27/2024 10:39:38 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20241127-0092855

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Stackhouse	**Same as New Owner**	
(NAME) **P.O. Box 40746**	(NAME)	**132-05-0-026.00**
(ADDRESS) **Nashville, TN 37204**	(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 consideration, the receipt of which is hereby acknowledged, **GREGORY W. MAXWELL AND JULIA A. BRUSSEAU AND GREGORY W. MAXWELL AND JULIA A. BRUSSEAU, CO-TRUSTEES OF THE JAMES R. MAXWELL TESTAMENTARY TRUST, ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF LARUE DUKE MAXWELL A/K/A OCIE LARUE MAXWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY STACKHOUSE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7, on the Map of Section 2, Glendale Park, as of record in Book 1130, Page 61, Register's Office of Davidson County, Tennessee. Said Lot No. 7 fronts 125 feet on the northerly side of Tower Place and runs back between parallel lines 172.5 feet to a dead line.

Being the same property conveyed to Larue Duke Maxwell by Quitclaim Deed from Robert W. Maxwell dated March 1, 1993 and recorded March 24, 1993 in Book 8894, Page 798, Register's Office of Davidson County, Tennessee.

Larue Duke Maxwell a/k/a Ocie Larue Maxwell having since died on August 25, 2020. Her Last Will and Testament having been entered into Probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 21P2480 and recorded in Instrument No. 20220902-0099070, Register's Office of Davidson County, Tennessee, devising subject property to: her son, Gregory W. Maxwell, her daughter, Julia A. Brusseau, and in trust to her son, James R. Maxwell.

The aforementioned Last Will and Testament of Ocie Larue Maxwell created a testamentary trust benefiting James R. Maxell and naming Gregory W. Maxwell and Julia A. Brusseau as co-trustees.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 61, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and storm drainage in Book 4110, Page 191 and Instrument No. 20041202-0143644, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Tower Place, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 25TH DAY OF NOVEMBER, 2024.

Gregory W. Maxwell

Gregory W. Maxwell

Julia A. Brusseau

Julia A. Brusseau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Witness my/our hand(s) this the 25TH DAY OF NOVEMBER, 2024.

Gregory W. Maxwell and Julia A. Brusseau, Co-Trustees of the James R. Maxwell Testamentary Trust, established under the Last Will and Testament of Larue Duke Maxwell a/k/a Ocie Larue Maxwell

BY: Gregory W. Maxwell
Gregory W. Maxwell
Co-Trustee

BY: Julia A. Brusseau
Julia A. Brusseau
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY W. MAXWELL, CO-TRUSTEE of GREGORY W. MAXWELL AND JULIA A. BRUSSEAU, CO-TRUSTEES OF THE JAMES R. MAXWELL TESTAMENTARY TRUST, ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF LARUE DUKE MAXWELL A/K/A OCIE LARUE MAXWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of November, 2024.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA A. BRUSSEAU, CO-TRUSTEE of GREGORY W. MAXWELL AND JULIA A. BRUSSEAU, CO-TRUSTEES OF THE JAMES R. MAXWELL TESTAMENTARY TRUST, ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF LARUE DUKE MAXWELL A/K/A OCIE LARUE MAXWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of November, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212