Karen Johnson Davidson County
Batch# 1244320 DEEDQC
03/07/2025 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017381

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Robert E. Hull Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jean F. Maddox Residence Trust 4440 Sheppard Place Nashville, Tennessee 37205	SAME	103 12 0G 102.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, dated June 10, 2009, as amended and restated on April 6, 2016**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in

and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert E. Hull and Dan Maddox II, Trustees of the Jean F. Maddox Residence Trust, established by the Revocable Trust Agreement of Jean F. Maddox dated December 1, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of March, 2025.

JEAN F. MADDOX LIVING TRUST

By: Robert E. Hull
Robert E. Hull, Trustee

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 Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of March, 2025.

My Commission Expires: _____

JEFFREY NOBLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Unit No. 102 and the parking spaces and storage area designated and assigned to Unit 102 on the Plan of The Jacksonian 4000 Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as Shown on Exhibit "B" to the Master Deed of record in Instrument No. 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916, Instrument No. 20021127-014 7048, Register's Office for said County, to which instruments reference is made for a complete legal description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, dated June 10, 2009, as amended and restated on April 6, 2016, by deed from William B. Allen and wife, Judith E. Allen, of record as Instrument No. 20211029-0145415, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4000 West End Avenue, Unit 102, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6, 2025.

March 7, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

