Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019810

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Map/Parcel: 16205017200

From: H. Bruce Maxwell and Evon B. Maxwell
2105 Willowmet Drive
Brentwood, Tennessee 37027

To: The H. Bruce Maxwell and Evon B. Maxwell Community Property Trust
2105 Willowmet Drive
Brentwood, Tennessee 37027

Mail Tax Bill to New Property Owner:

H. Bruce Maxwell and Evon B. Maxwell Community Property Trust
2105 Willowmet Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ten dollars and 00/100s ($10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 12th day of March 2025.

Notary Public

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

My Commission Expires: 11-8-27

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and 00/100s ($10.00) in hand paid to H. Bruce Maxwell and Evon B. Maxwell, who reside at 2105 Willowmet Drive, County of Williamson, City of Brentwood, State of Tennessee (hereinafter known as the "Grantors"), Grantors hereby remise, release and forever quitclaim unto The H. Bruce Maxwell and Evon B. Maxwell Community Property Trust, one hundred percent (100%) of any and all rights, title, interest and claim owned by Grantors in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The property is improved property known as 304 Ocala Drive, Nashville, Tennessee 37211.

Witness my hand this 12th day of March 2025.

H. Bruce Maxwell

Signature of Grantor H. Bruce Maxwell

Evon B. Maxwell

Signature of Grantor Evon B. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Bruce Maxwell and Evon B. Maxwell, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the same date.

Given under my hand this 12th day of March 2025.

Taylor Butler

Notary Public

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

My Commission Expires: 11-8-27

EXHIBIT A

304 Ocala Dr.

Being all of Lot No. 112 on the plan of Section 2, Hickory Valley Subdivision as shown on plan of record in Plat Book 4175, Page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Freda Buford and Addie M. Buford, as Joint Tenants with Right of Survivorship, by virtue of that certain Warranty Deed dated October 23, 2001, and being of record at Instrument No. 20011106-0121999 in the Register's Office of Davidson County, Tennessee. Freda Buford died April 9, 2013, leaving Addie M Buford as the remaining tenant. Addie M Buford died May 2, 2018, leaving one granddaughter per affidavit of heirship of record at Instrument No. 20190313-0022826 in the Register's Office of Davidson County, TN. An estate has also been opened for Addie M Buford at Docket No. 18PI378 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 158, Book 4570, Page 493, and Book 4469, Page 847 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Warranty Deed on March 13, 2019, from **Dejuan Buford, Personal Representative of The Estate of Addie Mae Buford and Mari F'Nesha Buford**, of record in Instrument Number 20090313-0023097, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.