Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019811

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

Map/Parcel: 14708001601

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

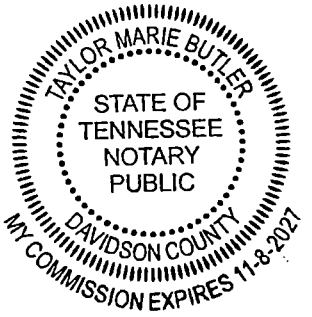
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



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 309 Flora Maxwell Road, 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

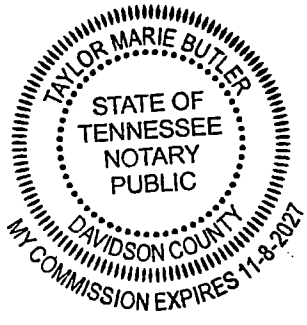
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



My Commission Expires: 11-8-27

EXHIBIT A

309 Flora Maxwell Rd.

Land located in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northerly margin of Flora Maxwell Road (formerly Flora Avenue) at the Southwest comer of the property conveyed to David Liggett and wife, by Deed from Chester Maxwell and wife, of record in Book 3464, Page 397, Register's Office for said County; thence with said Liggett's Westerly line Northerly 115.3 feet, thence Westerly 50 feet; thence Southerly115.3 feet to the Southerly margin of Maxwell Road (formerly Flora Avenue); thence with the same Easterly 50 feet to the beginning.

Being the same property conveyed to MARJORY J. RAMSEY, by Quitclaim Deed from Edith E. Miranda (formerly known as Edith E. Ramsey), and Jesus M. Miranda (also known as Jesus Miranda Malagon), her husband, dated September 26, 2002, and of record in Instrument No. 20021008-0122967, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Marjory J. Ramsey and Edith E. Ramsey, both unmarried persons, as joint tenants with right of survivorship, and not as tenants in common, by Deed from Pace Properties, Inc, dated November 5, 1987, and of record in Book 7398, Page 991, Register's Office for Davidson County, Tennessee. Marjory J. Ramsey is now deceased, having died a widow and testate on November 24, 2023, in Davidson County, Tennessee. For further reference to title, see the Estate of Marjory J. Ramsey, of record in Case No. 23-P-2356, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to her children: Sibyl Loretto Austin, Eva Silva Hassert, Edith Elana Miranda, Durwin C. Ramsey, Darrell Patrick Ramsey, Jerome Andrew Ramsey, and Sherwood A Rasmey. Sibyl Loretto Austin, Darrell Patrick Ramsey, Jerome Andrew Ramsey, and Sherwood A. Rasmey predeceased their mother, thereby pursuant to the terms of the Will, their respective interests were devised to the children then living. Thus, the property referenced above is vested in Eva Silva Hassett, Edith Elona Miranda, and Durwin C. Ramsey.

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Warranty Deed on July 15, 2024, from **Edith Elona Miranda, Executrix of the Estate of Marjory J. Ramsey, Edith Elona Miranda, Eva Silva Hassett, and Durwin C. Ramsey**, of record in Instrument Number 20240715-0052842, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.