Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019812

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

Map/Parcel: 14708016000

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.

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

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 314 Flora Maxwell Road, Nashville, Tennessee 37211.

Witness my hand this 12 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

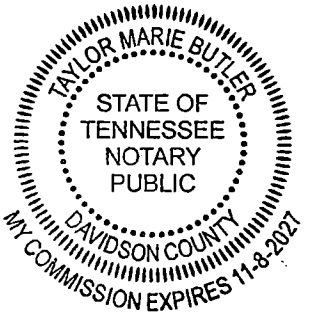


EXHIBIT A

314 Flora Maxwell

Being the Westerly 75 feet of Lot No. 27 and a small tract immediately South of said lot no. 27 shown on unrecorded plan of Chester Maxwell's Subdivision, described according to a survey made by B.J. Wilkinson, Surveyor, Oct 7, 1953, as follows: Beginning at a point in the southerly margin of Flora Ave. at the northeast comer of Tract No. 1 of the property conveyed to Norris Levine and wife, of record in Book 3341, page 321, Register's Office for said County; thence southwardly with Levin's easterly boundary line passing in southeast corner at 144 feet in all 200 feet, more or less, to the northern boundary line of the property conveyed to Andrew A. Jordan, Jr. and wife by deed from B.L. Oakley and wife, of record in Book 1179, page 285, said Register's Office; thence with said Jordan's northern line south 85 deg. 10' East 75 feet, more or less, thence northwardly 218 feet more or less to the southerly margin of Flore Avenue; thence with same westerly 75 feet to the beginning.

Being the same property conveyed to Peggy Maxwell Coleman, by Quitclaim Deed from Flora E. Maxwell, Henry C. Maxwell, Jr., Herschel B. Maxwell, Benjamin G. Maxwell, Thomas E. Maxwell and Peggy Maxwell Coleman, being all the heirs at law, dated 10/17/94, recorded 10/17/94, in Book 9495, page 339, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Warranty Deed on May 6, 2002, from **Peggy Maxwell**, of record in Instrument Number 20020506-0055085, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.