Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019813

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

Map/Parcel: 14707013600210

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 328 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 name 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.

Notary Public

My Commission Expires: 11-8-27

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

EXHIBIT A

328 Flora Maxwell Rd.

Land in the 5th, formerly 7th Civil District of Davidson County, Tennessee being the East one-half of Lot No. 22 on the unrecorded plan of Chester Maxwell's Subdivision, described as follows:

Beginning at a point in the Southerly margin of Flora Avenue 750 feet more or less of the Easterly margin of Nolensville Pike, being 50 feet East of the corner of Lots 21 and 22, thence with the margin of Flora Avenue, Easterly 50 feet to the corner of Lot 22 and Lot 23; thence with the line between said lots Southerly 125.8 feet to a point; thence North 80 deg. 16 min. West 50.825 feet more or less to a point; thence North 116.8 feet more or less to the point of beginning.
And being the same property conveyed to Bruce Maxwell by deed from Tony Arlena Clark a/k/a Tony A. Clark a/k/a Lena Clark of record in Instrument 20020621-0074963, said Register's Office, dated June 7, 2002

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Trustee's Quitclaim Deed on August 29, 2013, from **Anita Lester, Trustee**, of record in Instrument Number 20130829-0091216, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.