Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019815

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

Map/Parcel: 133-12-0-335.00

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).

Affiant

Sworn to and subscribed before me, 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

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 3800 Scotwood Drive, 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.

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

3800 Scotwood Dr.

Land in Davidson County, Tennessee, being Lot no. 1 on the Plan of Section One, Addition to Greenwood Hills, of record in Book 4955, Page 118, and Register's office for said County.

Said Lot No. 1, which is a corner lot, fronts 67.13 feet on the northeasterly margin of Scottwood Drive and fronts 133.43 feet on the southeasterly margin of Benita Drive, said frontages being joined by a curve, having a length of 35.11 feet, and extends back 150.0 feet on the southerly line and 73.70 feet on the easterly line to a point of Intersection.

Being the same property conveyed to Reba E. Harris, single by Quitclaim deed from Maurice E. Harris and Delenor W. Harris, a married couple of record in Instrument No. 20121204-0111227 Register's Office for Davidson County, Tennessee, dated November 30, 2012, and recorded on December 04, 2012.

Being the same property conveyed to Maurice E. Harris and Delenor Harris, husband and wife, tenants in the entireties by Quitclaim deed from Reba E. Harris, unmarried of record in Instrument No. 20190225-0016891 Register's Office for Davidson County, Tennessee, dated February 21, 2019, and recorded on February 25, 2019.

Being the same property conveyed to Maurice E. Harris and Delenor Harris, husband and wife and Reba E. Harris, unmarried tenants in the entireties by Quitclaim deed from Maurice E. Harris and Delenor Harris, husband and wife of record in Instrument No. 20190315-0024074 Register's Office for Davidson County, Tennessee, dated February 21, 2019, and recorded on March 15, 2019

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Warranty Deed on April 28, 2021, from **Maurice E. Harris and Delenor Harris, Husband and Wife and Reba E. Harris**, of record in Instrument Number 20210428-0056940, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.