Karen Johnson Davidson County
Batch # 1248113 DEEDQC
03/19/2025 12:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019816

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

Map/Parcel: 162-04-0-016.00

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).

James B. Johnson
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 4908 Shihmen Drive, Antioch, Tennessee 37013.

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. Maxwel, 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

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

My Commission Expires: 11-8-27

EXHIBIT A

4908 Shihmen Dr.

Being Lot No. 115, on the plan o\'a3 Antioch Park, Section IV, of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 115 fronts 70.00 feet on the Southeasterly margin of Shihmen Drive, and extends back a total of 243.5 feet along a broken Northeasterly line and 204.2 feet on the Southwesterly line, to a line in the rear on which it measures 52.92 feet

Being the same property conveyed to Mitchell Begley, a married person by Warranty deed from Kevin D. Busbey and wife, Lori D. Busbey of record in Book 10402, page 388, Register's Office for Davidson County, Tennessee, dated March 26, 1997 and recorded on April 02, 1997

Being the same property conveyed to **H. Bruce Maxwell and wife, Evon Maxwell**, by Warranty Deed on June 29, 2017, from **Mitchell Begley**, of record in Instrument Number 20170629-0065424, Register's Office for Davidson County, Tennessee. The said Bruce Maxwell, Herschel B. Maxwell and H. Bruce Maxwell being one and the same person.