QUITCLAIM DEED

FROM: PORTER MAPLES, JR.

TO: LENETTE BIRDSONG

This Instrument was prepared by:

Nashville Law Offices, PLLC
500 Church St, Suite 210
Nashville, TN 37219

Address New Owner:
2831 Clifton Avenue
Nashville, TN 37309

Send Tax Bills To:
2831 Clifton Avenue
Nashville, TN 37309

Map-Parcel No.:
092 06 0 397.00

Karen Johnson Davidson County
Batch # 1280588 DEEDQC
06/02/2025 02:43:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250602-0043201

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in support of a Petition to Open an Intestate Estate for Letters of Administration for Muniment of Title to be filed by the Petitioner, Lenette Birdsong, in the certain case styled In Re; Estate of Judy Maples.

Porter Maples Jr
PORTER MAPLES, JR.

Sworn to and subscribed before me, this 28 day of April, 2025.

ALEX HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/04/2027

This transaction is exempt from tax pursuant to T.C. A. §67-4-409 (a)(3)(E), and in accordance with the terms and condition of the Petition to Open an Intestate Estate for Letters of Administration for Muniment of Title in Seventh Circuit Court of Davidson County, Tennessee. Accordingly, Porter Maples, Jr., has bargained and sold, and by these presents does transfer and quitclaim to Lenette Birdsong, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Legal description of said property is:

BEING all of LOT 16 T M STEGER SUB 2ND ADDN

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

Being the same property conveyed by Porter Maples Sr. to Judy Maples

This is improved property known as 2831 Clifton Avenue, Nashville, TN 37209.

Porter Maples Jr
PORTER MAPLES, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28 day of April, 2025.

ALEX HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/04/2027

DISCLAIMER

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