Karen Johnson
Batch # 1303509
07/30/2025 09 44.09 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250730-0060081

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fran Herndon Maddox, Trustee and Jeffrey Calhoun Maddox, Trustee 2125 Belmont Blvd Nashville, TN 37212	New Owner	Map/Parcel: 104-16-0-094.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LIZABETH FRAN HERNDON and JEFFREY C. MADDOX** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **FRAN HERNDON MADDOX a/k/a LIZABETH FRAN HERNDON, TRUSTEE under the FRAN HERNDON MADDOX a/k/a LIZABETH FRAN HERNDON REVOCABLE TRUST, dated August 5, 2022, and JEFFREY CALHOUN MADDOX, TRUSTEE under the JEFFREY CALHOUN MADDOX REVOCABLE TRUST, dated August 5, 2022** (hereinafter collectively referred to as the "Grantee"), and their beneficiaries, heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan called Belmont Heights of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, III, Registered Land Surveyor. Tennessee No. 100, dated January 20, 1978, Job No. W2-18236-E, as follows: Beginning in the Southwesterly margin of Belmont Boulevard at the front common corner of Lots 145-146 on the said Plan; thence with the Southwesterly margin of Belmont Boulevard Northwesterly 53.0 feet to the Southwesterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by Deed from Joe Davis,

umarried, of record in Book 3963, Page 531, said Register's Office; thence with the Southeasterly line of said Tamworth Properties' property Southwestwardly 179.2 feet to the Northwesterly margin of a 15-foot alley, thence with the Northwesterly margin of said alley Southeastwardly 53.0 feet, more or less, to the rear common corner of said Lot Nos. 145 and 146; thence with the line between said Lot 145 and 146 Northeastwardly 175.0 feet to the point of beginning

Being the same property conveyed to Lizabeth Fran Herndon and Jeffrey C Maddox by Quitclaim Deed from Lizabeth Fran Herndon, who erroneously acquired title as Lisabeth Fran Herndon, and Jeffrey C. Maddox, dated January 6, 2018 and recorded on February 12, 2018, of record in Instrument No. 20190212-0013983, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2125 Belmont Blvd, Nashville, Tennessee 37212.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2025.

GRANTOR:

Lizabeth Fran Herndon
LIZABETH FRAN HERNDON

Jeffrey C. Maddox
JEFFREY C. MADDOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lizabeth Fran Herndon and Jeffrey C. Maddox, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026