Karen Johnson Davidson County
Batch # 1327821 DEEDQC
09/29/2025 11 02 18 AM 2 pgs
Fees $12 00 Taxes $0 00
20250929-0077282

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NO:
Keith Maddin 4029 Aberdeen Road Nashville, TN 37205	New Owner	103-8-222.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Benjamin Todd Puckett (aka Benjamin Todd Puckett, Sr.), married,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Keith Maddin, unmarried,** his Ninety-Nine Percent (99%) interest which constitutes all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 of Block G on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Maddin, unmarried, a one percent (1%) interest, by Quitclaim Deed, from Benjamin Todd Puckett, married, of record in Instrument No. 20190130-0009068, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Todd Puckett, married, by Warranty Deed, from Carrie R. Hussain, married, of record in Instrument No. 20180910-0089129, Register's Office for Davidson County, Tennessee.

Benjamin Todd Puckett and Benjamin Todd Puckett, Sr. are one and the same person.

A General Durable Power of Attorney for Benjamin Todd Puckett, Sr. is of record at Instrument 20250917-0074258 Register's Office for Davidson County, Tennessee.

This is improved property known as **4029 Aberdeen Road, Nashville, TN 37205.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set his hand this 25th day of September, 2025.

GRANTOR:

Benjamin Todd Puckett, Sr. by
Benjamin Todd Puckett, Jr. Attorney-in-Fact

Benjamin Todd Puckett, Sr. by
Benjamin Todd Puckett, Jr.,
Attorney-in-Fact

STATE OF MS
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Benjamin Todd Puckett, Jr.,** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Benjamin Todd Puckett, Sr.**, as his attorney-in-fact, as the free act and deed of the within named **Benjamin Todd Puckett, Jr.**.

Witness my hand, at office, this 22nd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: Aug 8th, 2026

STATE OF MISSISSIPPI
ARIEL MARIA PIERCE
NOTARY PUBLIC
Hancock County
Commission Expires
August 8, 2026
COMMISSION NUMBER 335359

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON