BOX 10-A

(1)

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1478860 DEEDQC
09/30/2026 10:24:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260930-0090231

QUITCLAIM DEED

ADDRESS NEW OWNER:
2007 Maxwell Family Trust
32158 Camino Capistrano Suite A
PMB 362
San Juan Capistrano, CA

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
117 12 2H 001.00

We, **John J. Maxwell and Karen A. Maxwell, Trustees of The Maxwell Family Trust** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **John J. Maxwell and Karen A. Maxwell, Trustees of The 2007 Maxwell Family Trust Dated July 2, 2007,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1307 CLIFTON LANE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1307 CLIFTON LANE HOMES, a Horizontal Property Regime, of record in Instrument No. 20210208-0017871, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cal Max Properties, LP, A California Limited Partnership, by Warranty Deed from Gary W. Pollock and Kathy G. Pollock Trustees of The Pollack Revocable Living Trust dated February 24th, 2017, of record in Instrument No. 20210119-0008137, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021, and recorded on January 19, 2021.

Being the same property conveyed to John J. Maxwell and Karen A. Maxwell, Trustees of The Maxwell Family Trust, by Quitclaim Deed from Cal Max Properties, LP, A California Limited Partnership, of record in Instrument No. 20220801-0087506, in the Register's Office of Davidson County, Tennessee, dated July 20, 2022, and recorded on August 01, 2022.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 1307 Clifton Lane, Nashville, TN 37215

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of September, 2026.

THE MAXWELL FAMILY TRUST

JOHN J. MAXWELL, TRUSTEE

KAREN A. MAXWELL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John J. Maxwell and Karen A. Maxwell with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Maxwell Family Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and seal on this 14th day of Sept, 2026.

Notary Public

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of Sept, 2026.

Notary Public

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029