Karen Johnson Davidson County
Batch# 1127765 DEEDQC
04/26/2024 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030365

This instrument was prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Thomas J. Maier and Janice L. Maier, Trustees of The Maier Family Trust, UAD May 12, 2004 2925 Via Pacheco Palo Verdes Estates CA 90274	Legacy Home Loan, LLC dba Steadfast Mortgage 4004 Hillsboro Pk., Ste 216B Nashville TN 37215	**058-07-0C-004.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $0.00.

Thomas J. Maier
AFFIANT

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of April 2024.

NOTARY PUBLIC
My commission expires: 04.11.2026

FOR NO CONSIDERATION, and to transfer real property to our revocable living trust, we, **Thomas J. Maier** and **Janice L. Maier**, husband and wife, (the "Grantors"), do hereby quitclaim and convey unto **Thomas J. Maier and Janice L. Maier, Trustees of The Maier Family Trust, UAD May 12, 2004**, (the "Grantee"), their successors and assigns, all of our right, title, and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Unit No. 6B, as established by Exhibit "B-2" of the Declaration of covenants, conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, Register's Office for Davidson County, Tennessee, as supplemented by instrument of record in Instrument No. 20210330-0041867, to which reference is hereby made for a more complete legal description and formerly being lots 6, 7 and 19 on A Final Plat for The Crossings at Drake's Branch, Phase 1, according to plat appearing of record

in Instrument No. 20201023-012325, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas J. Maier and Janice L. Maier, husband and wife, by General Warranty Deed dated August 9, 2022, from SDH Nashville LLC, a Georgia limited liability company, recorded on August 11, 2022, as Instrument No. 20220811-0091297, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS:

927 MILLSTREAM DRIVE, NASHVILLE, DAVISON COUNTY, TENNESSEE, 37218

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, and restrictive covenants, and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set my hand on this 26th day of April 2024.

GRANTORS:

Thomas J. Maier

THOMAS J. MAIER

Janice L. Maier

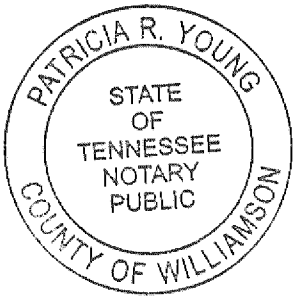
JANICE L. MAIER

Acknowledgements Follow on Next Page

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Thomas J. Maier**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of day of April 2024.



NOTARY PUBLIC

My commission expires: 04.11.2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Janice L. Maier**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who after being duly sworn acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of day of April 2024.



NOTARY PUBLIC

My commission expires: 04.11.2026

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quitclaim Deed from Thomas J. Maier and Janice L. Maier to Thomas J. Maier and Janice L. Maier, Trustees of The Maier Family Trust, UAD May 12, 2004**, dated April 26, 2024 – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on April 26, 2024.

This 26th day of April 2024.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 26th day of April 2024.



Mildred Selman
MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027