Karen Johnson
Batch # 1319201
09/08/2025 10 35.36 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250908-0071440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 3 day of September, 2025.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/29

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle , Ste A
Nashville, TN 37221

Address New Owner as Follows	Send Tax Bills to:	Map-Parcel Numbers:
Susan E. Maitland, Trustee 7128 Riverfront Dr Nashville, TN 37221	New Owner	051 15 0A 068.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10 00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Susan E. Maitland hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Susan E. Maitland, Trustee of the Susan E Maitland Family Trust dated September 3, 2025 , hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee The parcel of land is described as follows:

Land in Davidson County, Tennessee, being Unit Number M68 as shown on the plat of Quail Creek, of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan E. Maitland by deed from Yamika Cantrell of record in Document # 20191216-0129503 Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Walton Lane, Apt M68, Madison, TN 37115 .

This instrument and the interest hereby released and quitclaimed are 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.

WITNESS MY hand this 3 day of September, 2025.

Susan E. Maitland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan E Maitland with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of September, 2025

Notary Public

NICHOLAS PERENICH JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties No title search or survey was completed