Karen Johnson
Batch # 1319201
09/08/2025 10 35 36 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250908-0071441

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

Notary Public
My Commission Expires. 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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	141 06 0D 125.00

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 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 125, RIVERBRIDGE COMMUNITY, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Maitland by deed from Todd M Simon of record in Document # 20150402-0028585 Register's Office for Davidson County, Tennessee

This is improved property known as 3255 Harpeth Springs Dr., Nashville, TN 37221

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 Maitland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan 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
STATE OF TENNESSEE NOTARY PUBLIC
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