THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1323338 DEEDQC
09/17/2025 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2025.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Lonnie Edward Maze III 5946 Cane Ridge Road Antioch, Tennessee 37013	-SAME-	182 00 0 031.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Lonnie Edward Maze III, Executor of the Estate of Jean M. Maze, deceased (the "decedent"), who died on March 30, 2025, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on August 21, 2025, and recorded under Docket No. 25P-1665 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Lonnie Edward Maze III, all of the

right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 15th day of September, 2025.

ESTATE OF JEAN M. MAZE

By: _____
Lonnie Edward Maze III, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lonnie Edward Maze III, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2025.

My Commission Expires: _____
Notary Public

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

EXHIBIT A

Legal Descriptions

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at a spike in the centerline of Cane Ridge Road at a point 235 feet northerly from the northwesterly corner of the property belonging to the Metropolitan Board of Education (Olive Branch School) not in use. Thence, with the centerline of said road north 0 degrees 45 minutes west, 235.77 feet to a point; thence, with an old fence line south 85 degrees 09 minutes east, 1216.28 feet to a fence corner post; thence south 7 degrees 41 minutes west, 418.16 feet to an iron pin; thence north 71 degrees 21 minutes west, 779.59 feet to an iron pin; thence north 85 degrees 24 minutes west, 415.61 feet to the point of beginning and containing an area of 8.10 acres more or less.

Being part of the same property conveyed to Lonnie E. Maze and wife, Jean M. Maze, and Fred A. Fraker and wife, Dorothy M. Fraker, by deed from Thelma J. Yenawine, of record in Book 4154, page 332, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Lonnie E. Maze and wife, Jean M. Maze, by deed from Fred A. Fraker and wife, Dorothy M. Fraker, of record in Book 4456, page 232, Register's Office for Davidson County, Tennessee.

Lonnie E. Maze predeceased Jean M. Maze on October 27, 1999.

Jean M. Maze subsequently died on March 30, 2025 and devised the subject property to Lonnie Edward Maze III by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on August 21, 2025 under Docket No. 25P-1665.

This is improved property known as 5946 Cane Ridge Road, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 15, 2025**

September 17, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **17th** day of **September**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

