Karen Johnson
Batch # 1355320
12/08/2025 12 53 13 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251208-0097492

Prepared By·

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

After Recordıng Return To:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above Thıs Lıne for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Bradley C Maxwell, Trustee
1303 Robert E Lee Lane
Brentwood TN 37027

TENNESSEE QUIT CLAIM DEED
(Map Book: 38-205; Parcel: 101J-F-048.01-C-212)

KNOW ALL BY THESE PRESENTS, that for and ın consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Glenna M Maxwell, a wıdow, residıng ın Tennessee, (herein, "Grantor"), do hereby remise, release and forever quitclaım to THE GLENNA M MAXWELL REVOCABLE TRUST, dated October 13, 2023, a revocable trust based in Tennessee, Bradley C Maxwell, Trustee (herein, "Grantee"), as follows:

all of her rights, title, interest, and claım ın or to the following described improved real property, located at 76 Rolling Meadows Drive, Goodlettsville (Davidson County) Tennessee 37072, and as more fully described in Exhibit A, attached hereto and incorporated herein by reference:

[SEE EXHIBIT A FOR PROPERTY DESCRIPTION]

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee(s), on this 14 day of November 2025.

GRANTOR:

Glenna M Maxwell
GLENNA M MAXWELL



STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, GLENNA M MAXWEL, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has executed the same, in such capacity, voluntarily on this date.

Given under my hand this 14 day of November 2025

Dalen Farmer, Notary Public

My Commission Expires: 02.21.2027

ACKNOWLEDGED BY GRANTEE(S):

THE GLENNA M MAXWELL REVOCABLE TRUST,
a Tennessee Revocable Trust dated October 13, 2023:

Bradley C Maxwell
BRADLEY C MAXWELL,
Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 76 Rolling Meadows Drive, Goodlettsville (Davidson County) Tennessee 37072.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiants sayeth not.

GRANTOR/AFFIANT.

Glenna M Maxwell

11.14.2025
DATE

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

Subscribed and sworn before me, this 14 day of November 2025.

Dalen Farmer, Notary Public

My Commission Expires. 02.21.2027

EXHIBIT A

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76 on the Plan of Rolling Meadows, Phase One, Section 10, of record in Plat Book 9700, Page 62, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael T Irwin, a single person from Robert Wayne Neely and Linda Carol Sadler by Warranty Deed dated November 18. 2009 of record in Instrument No. 20091120-0107087, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Maxwell and wife, Glenna Maxwell, their heirs and assigns from Michael T Irwin, a single person, by Warranty Deed dated September 11, 2015, of record at Instrument No. 20150914-0093144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF ROLLING MEADOWS, PHASE ONE, SECTION 10 OF RECORD IN PLAT BOOK 9700, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.