****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1355953 DEEDQC
12/10/2025 09:58:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20251210-0098102

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
John Crawford Maxwell and
Jennifer S. Maxwell
1087 Riverwood Village Blvd.
Hermitage, TN 37076

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 9th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 8/15/2027

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel: 097-02-0-A-098.00

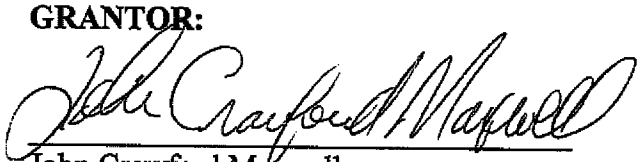
QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Crawford Maxwell, an unmarried man,** hereinafter called the Grantor, hereby quitclaims and conveys unto **Blake Harris Reynolds, Trustee,** hereinafter called the Trustee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

GRANTOR:

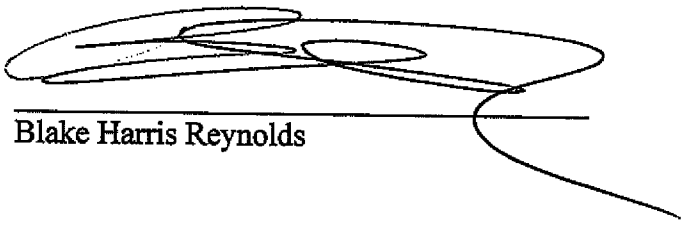


John Crawford Maxwell

And now, I, the said Blake Harris Reynolds, Trustee, do hereby convey, and forever quitclaim unto **John Crawford Maxwell and Jennifer S. Maxwell, husband and wife,** hereinafter called the Grantee, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 9th day of December, 2025.

TRUSTEE:



Blake Harris Reynolds

[Grantor Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **John Crawford Maxwell,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2025.

My Commission Expires: 8/15/2027

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

[Trustee Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Blake Harris Reynolds,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2025.

My Commission Expires: 8/15/2027

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Villages of Riverwood, Phase One, Section One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185 (erroneously referenced in prior deed as Instrument No. 20080723-0075577), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Crawford Maxwell, an unmarried man, by Warranty Deed from Nathan Charles Hodges, married, and Amanda Hodges, married, of record in Instrument No. 20150302-0017771, in the Register's Office of Davidson County, Tennessee, dated February 27, 2015 and recorded on March 2, 2015.

This property is improved property known as 1087 Riverwood Village Blvd., Hermitage, TN 37076.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/9/2025 (date of document).

Affiant Signature

12/9/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON