Karen Johnson Davidson County
Batch # 1358493 DEEDQC
12/16/2025 09:01:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251216-0099762

Instrument Prepared By:
John D. Stevens
Thomas Walters PLLC
161 Court Square
Huntingdon, Tennessee 38344
(731) 535-3552

Prepared Without Title Opinion

Property Address and Owner:
Anthony P. Maples and Jennifer J. Maples, Trustees
3713 Heggett Ford Road
Hermitage, Tennessee 37076

Mail Tax Statement to:
Primelending, A Plainscapital Company
Post Office Box 796788
Dallas, Texas 75379

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: May 20, 2028

CARROLL COUNTY TENNESSEE NOTARY PUBLIC STATE OF JOHN O. STEVENS

Map Parcel Numbers: 08600013000

Quitclaim Deed

This instrument made and entered into on this December 9, 2025, by and between Anthony Paul Maples and Jennifer Judith Maples, hereinafter referred to as GRANTOR, and Anthony P. Maples and Jennifer J. Maples, Trustees of the Maples Living Trust dated December 9, 2025, hereinafter referred to as GRANTEE.

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, lying and being in the ***First Property Civil District*** Civil District of DAVIDSON County, Tennessee, more particularly bounded and described, to wit:

> **Land in Davidson County, Tennessee, being Lot No. 13 on the Corrected Final Subdivision Plat Magnolia Farms Phase 1, Section 1 of record in instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL**
>
> **Title Reference**: See Instrument Number 20190226-0017286 in the Register's Office of Davidson County, Tennessee. Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Grantor's as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in Tenn. Code Ann. § 67-5-1001, then pursuant to Tenn. Code Ann. § 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that John D. Stevens, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Grantors have hereunto set their signatures, this the day and date first above written.

Anthony Paul Maples

Jennifer Judith Maples

STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)

On December 9, 2025, before me personally appeared, Anthony Paul Maples and Jennifer Judith Maples, as Grantors, known to be the person described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

NOTARY PUBLIC

My Commission Expires: May 20, 2028

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY