Karen Johnson Davidson County
Batch# 1379394 DEEDQC
02/12/2026 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260212-0011069

This Instrument Prepared by:
Brooke Usher
Usher Family Law, PLLC
20 Music Circle East
Nashville, Tennessee 37203
615.345.6611

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

Julia Alice Mann
AFFIANT

BROOKE A. USHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-26

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 12th day of Feb, 2026.

NOTARY PUBLIC

My Commission Expires: 7-6-26

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Bruce Allen Maurer **4128 Brick Church Pike** **Whites Creek, TN 37189**	Same as New Owner	041-00-0-162.00

Pursuant to the *Final Decree of Divorce* entered in the Circuit Court of Davidson County, Tennessee, on July 24, 2024, Docket Number 23D1288, and for and in consideration of the sum of one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, **JULIA ALICE MAURER,** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **BRUCE ALLEN MAURER** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Being a parcel of land in the second Civil District of Nashville, Davidson County, Tennessee, being Lot No.3 the plat of Atkins Acres of record in plat Book 9700, Page 413, Registration Of Davidson County, located on the southerly margin of Brick Church Pike and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Brick Church pike, said monument being the northwest corner of herein described lot;

Thence, with said margin and a curve concave to the north having a central angle of 01 degrees 46 minutes 20 seconds, a radius of 1792.50 feet and an arc length of 55.44 feet to a point;
Thence, leaving said margin with the west line of Lot No. 2 of Atkins Acres, South 02 degrees 26 minutes 22 seconds West, 762.37 feet to a point;
Thence, North 87 degrees 16 minutes 00 seconds West, 328.60 feet to a point;
Thence, South 02 degrees 26 minutes 13 seconds West, 400.00 feet to a point in the north line of skyline subdivision of record in Plat Book 3700, page 46, Registration Of Davidson County;
Thence, with said subdivision, North 87 degrees 16 minutes 00 seconds West, 523.93 feet to a concrete Monument;
Thence, with the east line of Buchanon and Day, North 02 degrees 25 minutes 32 seconds East, 717.75 feet to a point;
Thence, South 88 degrees 02 minutes 39 seconds East, 124.21 feet to an iron pin;
Thence, with the southerly line of Miles, South 86 degrees 15 minutes 07 seconds East, 308.31 feet to an iron pin;

Thence, with the east southerly line Vargo, S 84 degrees 31 minutes 16 seconds East, 371.04 feet to a planted stone;
Thence, with the east line of said Vargo, North 02 degrees 26 minutes 22 seconds East, 490.98 feet to the point of beginning, containing 498, 326 square feet or 11.44 acres, more or less.

Being the same property conveyed to Bruce Allen Maurer and Julia Alice Maurer, Husband and Wife, from, Mark Atkins and Terri Atkins, Husband and Wife, by Warranty Deed recorded on November 19, 2020 in instrument No. 20201119-0136247, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Atkins and wife, Terri Atkins by Warranty deed from Charles D. Ryan and wife, Joyce A. Ryan of record in Book 10504, page 890, Register's Office for Davidson County, Tennessee, dated June 25, 1997 and recorded on June 25, 1997.

Wherever used the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

The address of property described herein is known as **4128 Brick Church Pike, White's Creek, TN 37189.**

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 11th day of Feb, 2026.

Julia Alice Maurer
Julia Alice Maurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Julia Alice Maurer, with whom I am personally acquainted or proved to me by satisfactory evidence, personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal this 11th day of Feb., 2026.

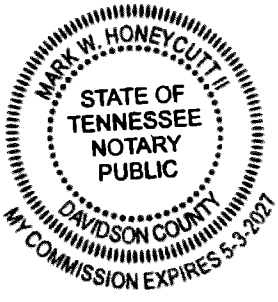
JOKE A. USNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26

AFFIDAVIT FOR RECORDING

I, Brooke Usher, 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 Feb, 12, 2026.



Signature

Feb 12 2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me on this 12th day of February, 2026.

Notary Public

My commission expires: 5/3/27