This instrument was prepared by:
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Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1408294 DEEDQC
04/20/2026 10:20:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20260420-0032064

QUITCLAIM DEED

FROM: JOHN C. MAGGART AND WIFE, RITA JOHNSON MAGGART, Grantors

TO: JOHN C. MAGGART, as Trustee of the JOHN AND RITA MAGGART COMMUNITY PROPERTY TRUST, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Tax Information
JOHN C. MAGGART, as Trustee of the JOHN AND RITA MAGGART COMMUNITY PROPERTY TRUST 512 Neilwood Drive Nashville, Tennessee 37205	Same	Tax Map and Parcel ID Map 115-14 Parcel 25

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and Recording tax is exempt under TCA 67-4-409(a)(1)(C)(vi). The actual consideration for this transfer is Zero Dollars ($00.00).

John C Maggart, TTEE
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of April, 2026.

SYLVIA MENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/22/2030

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN C. MAGGART AND WIFE RITA JOHNSON MAGGART, a married couple ("Grantors"), do hereby quitclaim unto JOHN C. MAGGART, as Trustee of the JOHN AND RITA MAGGART COMMUNITY PROPERTY TRUST ("Grantee"), all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 512 Neilwood Drive, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property, including without limitation restrictive covenants of record in Book 2340, page 513, Register's Office for Davidson County, Tennessee, as amended in Book 2341, page 221, said Register's Office, and to the Plan of record in Book 2331, page 13, said Register's Office.

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GRANTORS:

JOHN C. MAGGART

John C Maggart

Date: April 17, 2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sylvia Menz, a Notary Public of said County and State, John C. Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and he executed the within instrument for the purposes therein contained, by personally signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17 day of APRIL, 2026.

SYLVIA MENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-22-2030

RITA JOHNSON MAGGART

Rita Johnson Maggart

Date: April 17, 2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sylvia Menz, a Notary Public of said County and State, Rita Johnson Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and she executed the within instrument for the purposes therein contained, by personally signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17 day of April, 2026.

SYLVIA MENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-22-2030

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 718 on the plan of West Meade Farms, Inc., Section 7, as of record in book 2331, page 13, Register's office for Davidson County, Tennessee.

Said Lot No. 718 fronts 137.2 feet on the northeasterly side of Neilwood Drive and extends back 686.0 feet on the northwesterly line and 543.4 feet on the southeasterly line to a broken line measuring 402.3 feet thereon.

Included but excluded is that portion of said lot which was conveyed to Neal Matthews, Jr., and wife, with the consent of the Planning Commission, by deed from Ralph Mitchell, Jr., and wife, of record in Book 3021, page 127, said Register's Office, described as follows:

Beginning at a point in the northeasterly margin of Neilwood Drive, common front corner of Lots 717 and 718; thence northeasterly with the line between said two lots 543.4 feet to a point, the common rear corner of said two lots; thence in a southwesterly direction 424 feet to a point which is 14.1 feet northwesterly from the line between Lots Nos. 717 and 718; thence southwesterly 120.4 feet to the point of beginning.

Being the same property conveyed to John C. Maggart and wife, Rita Johnson Maggard, by Warranty Deed from George R. Addleman and wife, Sharon L. Addleman, of record in Book 5099, page 145, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ralph Z. Levy, Jr., 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 April 17 2026 (date of document).

Affiant Signature

April 20, 2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of April, 2026

Notary Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

