RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd, Ste 203
Mt Juliet, TN 37122
File QWB-39401-26

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1442994 DEEDQC
07/07/2026 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061178

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of June 2026.

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N Mt Juliet Rd, Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The James S. and Deborah E. Maloney Living Trust and Amy M Kone 3120 Knobdale Road Nashville, TN 37214	Same as Address of New Owner	084-12-0-039

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned **The James S. and Deborah E. Maloney Living Trust,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **The James S. and Deborah E. Maloney Living Trust and Amy M Kone,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Wilson County, Tennessee.

Lying and being in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon D. Ralph from Keith R. McPeters and wife, Vickie J. McPeters, by Warranty Deed dated March 28, 1997 and recorded March 31, 1997 in Book 10395, page 752, said Register's Office.

Being further conveyed to Deborah E. Maloney, Trustee of The James S. and Deborah E. Maloney Living Trust, from Sharon D. Ralph, by Deed dated 06/30/2026, of record in Deed Book 10395, Page 752, Instrument No. _____ in the Davidson County Register of Deeds .

WITNESS MY HAND, this 30 day of June , 2026

Grantors:

The James S. and Deborah E. Maloney Living Trust

Deborah E. Maloney, Trustee

Deborah E. Maloney, Trustee

STATE OF TENNESSEE
COUNTY
OF Wilson

Personally appeared before me, appeared Deborah E. Maloney, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of The James S and Deborah E. Maloney Living Trust, and that said instrument was signed on behalf of the Trust.

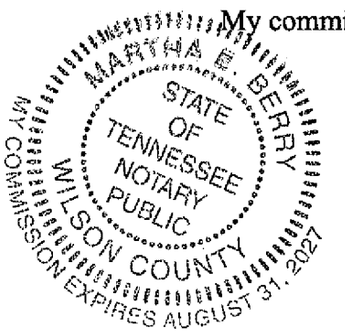
WITNESS my hand and seal, this 30 day of June, 2026

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027



Tennessee Certification of Electronic Document

I, Marty Berry, 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 6/30/26 (date of document).

Affiant Signature

7/1/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

