Karen Johnson Davidson County
Batch# 1462677 DEEDQC
08/21/2026 11:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260821-0078062

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Julia A. Maurer 4805 Tanglewood Drive Nashville, TN 37216

Order Number: WFRASM261055883

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bruce A. Maurer, divorced and not remarried, and Julia A. Maurer, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Julia A. Maurer, an unmarried woman,** whose address is 4805 Tanglewood Drive, Nashville, TN 37216, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 7 of Block "B" on the Plan of Hayesboro Development Company's Hayesboro Subdivision of record in Plat Book 1130, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 061 04 0 072.00
Street address of property: 4805 Tanglewood Drive, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20151006-0101460, in the Register's Office, Davidson County, Tennessee.

Signed this 5th day of August, 2026.

Signature of Grantor (1 of 2):

Bruce A. Maurer

Bruce A. Maurer

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5 day of August, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bruce A. Maurer, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 05 day of August, 2026.

Signature of Grantor (2 of 2):

Julia A Maurer

Julia A. Maurer

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5 day of August, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Julia A. Maurer, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 061 04 0 072.00
Street address of property: 4805 Tanglewood Drive, Nashville, TN 37216

Oath of Consideration

I or we, Julia A Maurer, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.

Signed this 05 day of August, 2026

Signatures of Affiant(s):

Julia A. Maurer

Sworn and subscribed before me this 5 day of August, 2026.

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 Aug 5, 2026 (date of document).

Cheri Hackethal
Affiant Signature

Aug 18, 2026
Date

State of Missouri
County of City St Louis

Sworn to and subscribed before me this 18 day of August, 2026.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2030

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St Louis County
My Commission Expires: May 25, 2030
Commission #22515097