THIS INSTRUMENT WAS PREPARED BY:
LAMAR MOORE, ATTORNEY
107A PUBLIC SQUARE, STE 130
LEBANON, TN 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
MARY MAURER REVOCABLE LIVING TRUST
4012 LIBERTON WAY
NOLENSVILLE, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
MARY MAURER Revocable Living Trust 4012 LIBERTON WAY NOLENSVILLE, TN 37135	Same as Grantee	187 09 0A 238.00

This Quitclaim Deed (the "Deed") is made effective this 11 day of September, 2026 (the "Effective Date") between **MARY M. MAURER, an unmarried woman** (the "Grantor") **and the MARY MAURER Revocable Living Trust dated September 11, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership) of record in Instrument No. 20170105-0001409 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

Being the same property conveyed to MARY M. MAURER, by Warranty Deed from Regent Homes LLC, in Record Book **Instrument No. 20181121, at Page 0114748**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **4012 LIBERTON WAY, NOLENSVILLE, TN 37135**, and is an improved property.

Karen Johnson Davidson County
Batch# 1472227 DEEDQC
09/14/2026 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085019

Witness my hand this 11 day of September, 2026.

Mary M Maurer
MARY M. MAURER, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, MARY M. MAURER, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 11 day of September, 2026.

Notary Public

My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Marci Davis
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 11 day of September, 2026.

Notary Public:

My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 9/11/26.

Date

Affiant Signature

9/11/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 11 day of September, 2026.

Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY