Karen Johnson Davidson County
Batch# 1479130 DEEDQC
10/01/2026 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261001-0090571

STATE OF TENNESSEE)
COUNTY OF WILSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

Mail Gov
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF September, 2026.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission expires: 03/21/2029

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

THIS INSTRUMENT PREPARED BY

Stanton H. McDonald, Jacob Title, LLC
2101 Clinton Avenue West, Suite 301
Huntsville, AL 35805
(256) 882-5673
stan@jacobtitle.com

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Fred M. Maynard and Debbia Maynard 1401 Stoner Ridge Hermitage, TN 37076	Debbia Ralls-Maynard, Trustee "The Debbia Ralls-Maynard Revocable Living Trust" 1401 Stoner Ridge Hermitage, TN 37076	075-11-0A-010.00
(NAME & ADDRESS)	(NAME & ADDRESS	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that I, DEBBIA MAYNARD, an unmarried widow, hereinafter referred to as "Grantor", does hereby quitclaim, transfer and convey unto **DEBBIA RALLS-MAYNARD, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE DEBBIA RALLS-MAYNARD REVOCABLE LIVING TRUST DATED** 9/29/2026 **, AND ANY AMENDMENTS THERETO** hereinafter referred to as "Grantee", all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 82, on the plan of First Revision Phase One Heritage Meadows, of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc. of record in Book 10656, Page 709, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10337, Page 102 and Book 9700, Page 167, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 10337, Page 123 and Book 10337, Page 102, said Register's Office.

THE PREVIOUS AND LAST conveyance being that certain Warranty Deed conveyed from **FRANK BATSON HOMES, INC.,** (Grantor) to **FRED M. MAYNARD and wife, DEBBIA MAYNARD,** (Grantees), recorded with the Register of Deeds for Davidson County, Tennessee on October 23, 1997 at 3:47 PM, in Book 10656, Pages 711-714.

Fred Maddux Maynard departed this life on September 13, 2020, leaving Debbia Maynard as the sole owner of said property.

PROPERTY ADDRESS: 1401 Stoner Ridge, Hermitage, TN 37076

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE SEARCH AND/OR OPINION WAS REQUESTED BY EITHER PARTY, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 29th day of September, 2026.

Debbia Maynard
DEBBIA MAYNARD

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DEBBIA MAYNARD**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the foregoing as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal on the 29th day of September, 2026.

Elizabeth Marie Stafford
Notary Public
My Commission Expires: 03/21/2028

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Grantor Names & Address:
Debbia Maynard
1401 Stoner Ridge
Hermitage, TN 37076

Grantee Name & Address:
Debbia Ralls-Maynard, Trustee
"The Debbia Ralls-Maynard
Revocable Living Trust"
1401 Stoner Ridge
Hermitage, TN 37076

Property Address: 1401 Stoner Ridge
Hermitage, TN 37076
Map & Parcel: 075-11-0A-010.00

Tennessee Certification of Electronic Document

I, Matt Stafford, 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 9/29/2026 (date of document).

Affiant Signature

9/29/2026
Date

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of September, 2026.

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Elizabeth Marie Stafford
Notary Public

My Commission Expires: 03/21/2028

NOTARY'S SEAL