Karen Johnson Davidson County
Batch# 867543 DEEDQC
06/06/2022 09:05:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220606-0064591

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Monica Hibbitt
Affiant

Subscribed and sworn to before me on this 19 day of May, 2022.

Notary Public
My Commission Expires: 3/3/2025
This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A).

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Was Prepared By:
Nick Perenich, Attorney at Law
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Monica Hibbitt and Kendall Scott Hibbitt 8005 Hooten Hows Road Nashville, TN 37221	New Owner	Map 141 Parcel 6

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Monica Hibbitt, for and in consideration of the sum of TEN DOLLARS ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby remise, release and forever quitclaim unto my husband, Kendall Scott Hibbitt, such of my right, title and interest in and to a certain parcel of land in DAVIDSON County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, which is described as follows:

A tract of land, designated by the Davidson County Tax Assessors Office as Map 141 , Parcel 6, fronting approximately 785 feet on the south side of Hooten Hows Road and running back to Interstate 40. Said tract, which constitutes the McPherson homestead, consists of 10.95 acres, more or less.

This tract of land containing 10.95 acres, more or less, is bordered on the eastern side by a tract of land deeded to Alfred C. King by Dona H. McPherson, (Mrs. W.J. McPherson) as of record in Deed Book 4629, Page 836, Registers Office of

Davidson County, Tennessee; and being bordered on the western side by a tract of land deeded to James V. Braswell by Mrs. W.J. McPherson as of record in Deed Book 4704, Page 989, Registers Office of Davidson County, Tennessee.

Being the same property deeded to Janice Moss Perry, Charles Perry, and Monica Hibbitt, as joint tenants with right of survival by Janice Moss Perry, of record in Document # 20181203-0117707, Registers Office of Davidson County, Tennessee. The said Janice Moss Perry and Charles Perry are deceased.

This is improved property known as 8005 Hooten Hows Road, Nashville, TN 37211.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Monica Hibbitt and Kendall Scott Hibbitt.**

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of May 2022.

Monica Hibbitt

Monica Hibbitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Monica Hibbitt**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 19 day of May 2022.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025