Karen Johnson Davidson County
Batch# 1032344 DEEDQC
07/31/2023 09:45:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230731-0058682

This Document Prepared By:
LINDSEY LAWRENCE
Attorney at Law
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **STEVEN DOBBS, Grantor/Affiant.**

TO: **THE DOBBS FAMILY TRUST**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
STEVEN DOBBS 1012 Bret Ridge Road Hermitage, TN 37076	STEVEN DOBBS 1012 Bret Ridge Road Hermitage, TN 37076	86 07-0-A 34

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

STEVEN DOBBS, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **STEVEN DOBBS**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **STEVEN DOBBS**, Grantor/Affiant, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of June, 2020.

Heather M. Yates
NOTARY PUBLIC
My Commission Expires: 12-12-2022

HEATHER M. YATES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-12-2022

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **THE DOBBS FAMILY TRUST** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STEVEN DOBBS**, Grantor, does hereby quitclaim, transfer and convey to **THE DOBBS FAMILY TRUST** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6/12 day of _____, 2020.

Steven Dobbs

STEVEN DOBBS, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **STEVEN DOBBS**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **STEVEN DOBBS**, Grantor/Affiant, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of June, 2020.

Heather M. Yates

NOTARY PUBLIC
My Commission Expires: 12-12-2022

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-12-2022

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 on the Plan of BRET RIDGE, as of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane Clark Siburt and Husband, James Thomas Siburt by deed from Gemcraft Homes Tennessee inc of record in Deed Book 7272, Page 519, Register's Office for said County.

Being the same property conveyed to Steven Dobbs by Warranty Deed from Diane Clark Siburt, and Husband, James Thomas Siburt, executed on 9/6/2002 and filed on 9/10/2002 of record in Instrument 20020910-0109645, in Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6947, Page 577, Register's Office for said County. Plat set out said property is subject to HOA.

AGREEMENTS as shown of record in Deed Book 5625, Page 287; Book 5649, page 458, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7030, Page 527; Book 7047, page 171, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 7030, Page 527, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The is improved property known as: 1012 Bret Ridge Road, Hermitage, Tennessee, 37076.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.