Return To:
Title Pronto, LLC
800 Westmere Ave, Ste 300
Charlotte, NC 28208

Karen Johnson Davidson County
Batch# 1068741 DEEDQC
11/06/2023 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231106-0086642

Order Number:
106501TN

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 3rd day of November, 2023, by and between **TRACY M. HIBBS**, married, hereinafter known and referred to as **GRANTOR**, and **TRACY M. HIBBS** and **TIMOTHY S. HIBBS**, married to each other, as tenants by the entireties, whose tax mailing address is 1404 Beech Hollow Ct, Nashville, TN 37211, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Zero Dollars and 00/100 ($0.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF SECTION TWO, THE RIDGE AT STONE CREEK PARK OF RECORD IN PLAT AT INSTRUMENT NO. 20060120-0007577, 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 the same parcel conveyed to TRACY M. HIBBS, married from TRACY M. GRAHAM NKA TRACY M. HIBBS, married, by virtue of a Deed dated October 31, 2017, recorded November 9, 2017, as Instrument No. 20171109-0115784 County of Davidson, State of Tennessee.

Assessor's Parcel No: 180-02-0A-085.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

PCL106501TNDQTC01010103

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Tracy M. Hibbs

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 3rd day of November, 2023, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Tracy M. Hibbs.**

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

Notary Public Laura Scherr
My Commission Expires: 6/30/2026
Produced a drivers License as identification

PCL106501TNDQTC01010203

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Tracy M. Hibbs and Timothy S. Hibbs
1404 Beech Hollow Ct
Nashville, TN 37211

Property Owner and Address:
1404 Beech Hollow Ct
Nashville TN 37211

This instrument prepared without title examination by:
Reginald Harrion, Esq. (TN Bar# 040700)
o/b/o PC Law Associates, LLC
200 Fleet St, Ste 6100
Pittsburgh, PA 15220



PCL106501TNDQTC01010303

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Collin

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 6th day of November, 2023.

Notary Public

My Commission Expires:

ELIZABETH MCCOOL ELINA
Notary ID #132676665
My Commission Expires
September 15, 2024

Tennessee Certification of Electronic Document

I, Amber Sallings, 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 11/3/2023 (date of document).

Affiant Signature

11/6/2023
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 6th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

