THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNS

Karen Johnson
Batch # 1158990
07/17/2024 08:55:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240717-0053655

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-
HILDA HIBBETT, TRUSTEE	New owner	110020B01000CO
411 Anchor Reserve CV Hermitage 37076		
Hermitage TN 37076		

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr.
Attorney
White House, TN 37188

RETURN TO:
HILDA HIBBETT
319 Tyree Springs RD
White House TN 37188

STATE OF TENNESSEE

COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $ ___0___.

Hilda Hibbett x

Affiant

Subscribed and sworn to before me, this the 2nd day of Sept, 2023.

Emily Myers

Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 10/02/2023

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by Grantee,

the receipt of which is hereby acknowledged, **HILDA HIBBETT (unmarried)**, "Grantor" by these presents, do hereby quitclaim and convey unto **HILDA HIBBETT**, as trustee of the HILDA HIBBETT TRUST DATED September 2, 2023 its successors and assigns "Grantee", the following described real property located in Davidson County. Tennessee. Described as follows to wit:

Being Unit B of Lot 8, on the Plan of The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20180522-0049127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Grantor by FRANK BATSON HOMES, INC of Record 20181026-0106494, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Witness my hands this 2nd day of September, 2023.

This is improved (x) property known as 411 Anchor Reserve CV Hermitage 37076

Hilda Hibbett x

Grantor- **HILDA HIBBETT**

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me **HILDA HIBBETT** of whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2023.

Emily Myers My Commission Expires 10/02/2023

Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY