Karen Johnson Davidson County
Batch# 1223255 DEEDQC
01/06/2025 09:55:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20250106-0000880

I, CAROL E. LECA , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C E Leca

CAROL E LECA

State of Rhode Island
County of Kent

On this 10th day of December, 2024, Carol E. Leca personally appeared before me, DENA M. ROBINSON, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dena M. R.

Notary's Signature
MY COMMISSION EXPIRES: 7/18/2025
Notary's Seal

DENA M. ROBINSON
NOTARY
PUBLIC
STATE OF RHODE ISLAND

File No: T-24-1921-TN
Grantor's Loan No. _____

After Recording, Send to:
Res-Title Inc.
175 Metro Center Blvd. #4
Warwick, RI 02886

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Maxwell Hibler, 601 Vanoke Drive, Madison, TN 37115

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 042-13-0-013.00

QUITCLAIM DEED

Maxwell Hibler, unmarried, whose mailing address is 601 Vanoke Drive, Madison, TN 37115 and **Paul Hibler,** married and conveying non homestead property, whose mailing address is 1105 N Signal St, Ojai, CA 93023 ("Grantor"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Maxwell Hibler,** an unmarried man, ("Grantee"), whose tax mailing address is 601 Vanoke Drive, Madison, TN 37115, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, ON THE PLAN OF SECTION ONE, HEDGEWOOD HILLS, OF RECORD IN BOOK 2900, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

PARCEL ID: 042-13-0-013.00

Property Address is: 601 Vanoke Drive, Madison, TN 37115

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20230609-0044081 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 12 26, 2024:

Maxwell Hibler

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Maxwell Hibler**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day of December, 2024.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Executed by the undersigned on 12/23, 2024

Paul Hibler

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Paul Hibler**, personally known to me, or has produced _____, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On 12/23/2024 before me, NICHOLAS MARIN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Paul Hibler,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

Signature _____ **(Seal)**

STATE OF _____
COUNTY OF _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires: _____

SEAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 23 day of December, 2024, by Paul Hibler, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

(Seal)

Signature _____