Karen Johnson Davidson County
Batch# 1254590 DEEDQC
04/01/2025 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250401-0024337

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 27th day of March, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of March, 2025, among:

DAVID HOWARD WILKINS AND JEANNETTE M. WILKINS, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID WILKINS AND JEANNETTE WILKINS, TRUSTEES OF THE WILKINS FAMILY TRUST DATED MARCH 27, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Unit B of Lot 30 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 20200619-0065466, and amending Plat of record in Instrument 20180223-0017267, 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 David Howard Wilkins and Jeannette M. Wilkins, husband and wife, by Warranty Deed from Frank Batson Homes, Inc., dated March 3, 2021, and recorded March 5, 2021, at Instrument No. 20210305-0028810, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2290 Seven Points Circle, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **David Howard Wilkins and Jeannette M. Wilkins.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

DAVID HOWARD WILKINS

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **David Howard Wilkins**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Jeannette M. Wilkins

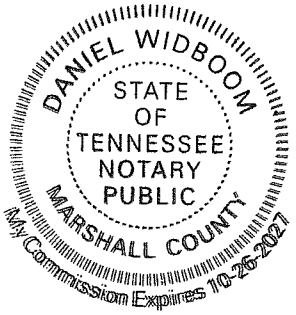
JEANNETTE M. WILKINS

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jeannette M. Wilkins**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

David Wilkins and Jeannette Wilkins, Trustees
Wilkins Family Trust dated March 27, 2025
2290 Seven Points Circle
Hermitage, TN 37076

Responsible Party For Taxes:

David Wilkins and Jeannette Wilkins, Trustees
Wilkins Family Trust dated March 27, 2025
2290 Seven Points Circle
Hermitage, TN 37076

Tax Map and Parcel: 110020B04600CO

Certificate of Authenticity

I, Trent Linville, 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 3-27-25.

Date

T Linville

Affiant Signature

3-27-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY