The information identifying the preparer is included solely for the purpose of complying with the requirements of T C A 66-24-115

PREPARED BY: GEORGE N. MCCOIN, ATTORNEY AT LAW
10 CHURCH STREET, SUITE 200, CLEVELAND, TN 37311 423/339-3042

By preparation of this deed Preparer makes no representation as to the status of the title of the real estate or the accuracy of the information of covenants or warranties in the deed Any representations as to the status of the title, legal description or other matters are made solely by separate written title report or title insurance exclusively for the benefit of the parties named therein

TAX MAP NO: M-073-07-0-195.00

PROPERTY ADDRESS:	OWNER'S NAME & ADDRESS:	MORTGAGEE:
2433 ROBBLE CT	DONALD CORY HYBERGER	
NASHVILLE, TN 37214-1461		
	3806 NORTH 19TH STREET	
	PHOENIX AZ, 85016	

SEND TAX BILLS TO: { XX }

Karen Johnson
Batch # 1274125
05/16/2025 12 02 12 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250516-0038741

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **ANDREW CLINE HYBERGER**,, do hereby release, remise and quitclaim unto **DONALD CORY HYBERGER**, all of my right, title and interest in and to the following described real estate.

Located in the Davidson County, Nashville Tennessee, to-wit:

Being Lot No 29A of the Zone Lot Division of Lot No. 29 Cabin Hill Subdivision, now know as Two Rivers Place, Section Four of record in Plat Book 6250, Page 833 amending Plat Book 5200, Page 795 and Plat Book 6250, Page 731 in the Register's Office Davidson County, Tennessee

Being the property as conveyed by Warranty Deed from Andrew Cline Hyberger and wife, Margaret Anne Hyberger to Reginald G Hyberger and wife, Corrine C. Hyberger as recorded June 17, 2004 in Instrument No. 20040617-0071669 in the Register's Office Davidson County, Tennessee The marriage of Reginald G. Hyberger and wife, Corrine Hyberger was continuous from date of acquisition until his death. Reginald G. Hyberger passed away on February 16, 2008. Corrine Hyberger passed away intestate on May 14, 2013 as a resident of Bradley County, Tennessee Her estate is administered in the Probate Division of the Chancery Court in Bradley County, Tennessee, Case #2013-PR-128. The grantors herein, Andrew C. Hyberger and Donald C. Hyberger are the only children of Corrine Hyberger and thus her sole heirs at law.

SUBJECT to all matters as set forth on the Plan of Section Four Cabin Hill as amended by Plat of Zone Lot Division, Lots 27 thru 32 and as further amended by Plat of Zone Lot Division of Lot 29 of Cabin Hill, record in Plat Book 5200, Page 795, Plat Book 6250, Page 731 and Plat Book 6250, Page 833 in the Register's Office Davidson County, Tennessee.

SUBJECT to Declaration of Covenants, Conditions and Restrictions for Two Rivers Place (formerly Cabin Hill Subdivision) of record in Book 6430, Page 508 the Register's Office Davidson County, Tennessee.

SUBJECT to Articles of Incorporation for Two Rivers Place Owners Association of record in Book 6560, Page 154 in the Register's Office Davidson County, Tennessee.

SUBJECT to Notice of Lien and Notice of Applicability of Declaration of Covenants, conditions and Restrictions for Two Rivers Place (formerly Cabin Hill Subdivision) of record in Book 9412, Page 317 in the Register's Office Davidson County, Tennessee.

SUBJECT to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

EXECUTED this 16 day of May, 2025

ANDREW CLINE HYBERGER

STATE OF TENNESSEE:
COUNTY OF Williamson :

Before me personally appeared **ANDREW CLINE HYBERGER**, to me known (or proven on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal, this the 16 day of May, 2025

NOTARY PUBLIC

My commission expires. 9.28.26 (SEAL)

AUSTIN H ESTES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE:
COUNTY OF Williamson .

I hereby swear or affirm that the actual consideration for their transfer is $ 0 .

AFFIANT

Sworn to and subscribed before me this 16 day of May, 2025

9.28.26
MY COMMISSION EXPIRES:

NOTARY PUBLIC

AUSTIN H ESTES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

DQ-HYBERGER-NASHVILLE
NO TITLE WORK