Karen Johnson
Batch # 1303226
07/29/2025 10 26 18 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250729-0059726

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Gary and Teresa Montgomery Living Trust **5024 Harbor Reserve Cove** **Hermitage, TN 37076**	**SAME**
Map/Parcel 110020B02000CO	

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten (10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, **Gary J. Montgomery and Teresa J. Montgomery,** husband and wife, hereinafter called the GRANTORS, hereby remises, releases, and quitclaims unto **Gary J. Montgomery and Teresa J. Montgomery, Trustees of the Gary and Teresa Montgomery Living Trust, dated June 12, 2017,** hereinafter called the GRANTEES, all of the GRANTORS' right, title, and interest in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit B of Lot 17, 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 20190412-0033797, 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 Gary John Montgomery and Teresa Joy Montgomery, Husband and Wife by Warrant Deed from Frank Batson Homes, Inc. of record in Instrument No. 20191028-0110149, dated October 25, 2019 and recorded October 28, 2019.

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Seven Points, LLC, of record in Instrument No. 20190617-0057913, dated June 14, 2019, Register's Office for said County.

Improve property known as: 5024 Harbor Reserve Cove, Hermitage, TN

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20171004-0101710, amended in Instrument No. 20180323-0027343 and Instrument No. 20190412-0033797, said Register's Office.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Witness MY HAND 17th day of June, 2025

BY: _____
Gary J. Montgomery, Grantor

Witness MY HAND 17th day of June, 2025

BY: _____
Teresa J. Montgomery, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Gary J. Montgomery, Grantor** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the GRANTOR.

WITNESS MY HAND this the 17th day of June, 2025.

Georgina K Hughes
NOTARY PUBLIC

GEORGINA K HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Teresa J. Montgomery, Grantor** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the GRANTOR.

WITNESS MY HAND this the 17th day of June, 2025.

Georgina K Hughes
NOTARY PUBLIC

GEORGINA K HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

My Commission Expires:

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Gary J. Montgomery, Trustee

Teresa J. Montgomery, Trustee

Subscribed and sworn before me, this 17th day of June, 2025.

NOTARY PUBLIC

GEORGINA K HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025