Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1322843
09/16/2025 11:40:10 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20250916-0073854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0347

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ricky L. Major	New Owner	Map: 110020B03600
(NAME) 5004 Harbor Reserve Cv	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA E. IBELING, TRUSTEE OF THE JOHN W. AND PATRICIA E. IBELING JOINT REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICKY L. MAJOR,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of Lot 22, 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 20191121-0120347 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 John W. Ibeling and Patricia E. Ibeling, Co-Trustees of The John W. and Patricia E. Ibeling Joint Revocable Trust, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20200710-0075789, dated July 10, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20180223-0017267, said Register's Office; (3) Easement & Maintenance Agreement for Sewage Pumps, Services Lines, Ingress & Egress & Appurtenances of record in Instrument 20200113-0004594, said Register's Office; (4) Reservations in Deed of record in Book 2965, Page 588, said Register's Office; (5) Restriction for Stormwater Facilities & Systems of record in Instrument No. 20160823-0088147, said Register's Office; (6) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws recorded in Instrument No. 20171004-0101710, amended in Instrument No. 20180323-0027343 and Instrument No. 20191121-0120347, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5004 Harbor Reserve Cv, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of September, 2025.

The John W. and Patricia E. Ibeling Joint Revocable Trust

BY: Patricia E. Ibeling Trustee
Patricia E. Ibeling
Trustee

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia E. Ibeling, Trustee of the The John W. and Patricia E. Ibeling Joint Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The John W. and Patricia E. Ibeling Joint Revocable Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Patricia E. Ibeling, as Trustee.

Witness my hand and official seal this 10th day of September, 2025.

My commission expires: 10/02/2027

Tamara R. Thompson
Notary Public

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826662
MY COMMISSION EXPIRES October 02 2027