This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson
Batch # 1335304
10/17/2025 09 25 28 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251017-0082811

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ricky L. Major 5004 Harbor Reserve Cv. Hermitage, TN 37076	Same	110020B03600

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JANET L. FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

RICKY L. MAJOR

SWORN TO AND SUBSCRIBED before me this 16th day of OCTOBER 2025.

NOTARY PUBLIC
My Commission Expires: 3/6/29.

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on _____, 2025, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Ricky Len Major v. Joyce Inez Tucker Major*, Docket Number 25D487, Joyce Inez Tucker Major has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Ricky Len Major a/k/a Ricky L. Major, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, 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 from Patricia E. Ibeling, Trustee of the John W. and Patricia E. Ibeling Joint Revocable Trust to Ricky L. Major, by Warranty Deed dated September 11, 2025, and recorded on September 16, 2025, as Instrument 20250916-0073854, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5004 Harbor Reserve Cove, Hermitage, TN 37076.

Joyce Inez Tucker Major
JOYCE INEZ TUCKER MAJOR

STATE OF TENNESSEE]
COUNTY OF Wilson]

Personally appeared before me, Penny Kinslow, a Notary Public in and for said County and State, the within named Joyce Inez Tucker Major, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this 6th day of October, 2025.

PENNY KINSLOW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Penny Kinslow
NOTARY PUBLIC
My Commission Expires: 6.03.2029

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.