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

Karen Johnson Davidson County
Batch # 1335304 DEEDQC
10/17/2025 09 25 28 AM 2 pgs
Fees $12 00 Taxes $0 00
20251017-0082812

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Ricky L Major 5004 Harbor Reserve Cv. Hermitage, TN 37076	Same	07416012300

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

RICKY LEN MAJOR

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

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:

> Land in Davidson County, Tennessee being Lot(s) 354, as shown on the map entitled the Plan of Hermitage Hills, Section III, of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from Karen L. Major, a single woman, to Ricky L. Major, a single man, by Quitclaim Deed dated January 24, 2018, recorded January 31, 2018, as 20180131-0009881, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3830 Bonnacreek Drive, 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.