THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
Cornelia Clark Way
FRANKLIN, TN 37064
Telephone (615) 790-2444
Fax (615) 790-2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

_____
Affiant
Sworn to and subscribed before me this _____ day of _____, 2025.

_____
Notary Public
My Commission Expires:_____

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Rodney and Kelly Hirtzer	405 Anchor Reserve Cove	Owner	
405 Anchor Reserve Cove			**110020B03300CO**
Hermitage, TN 37076	Hermitage, TN 37076		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **RODNEY D. HIRTZER and KELLY L. HIRTZER, husband and wife,** (Grantors), do hereby quitclaim, transfer and convey unto **RODNEY HIRTZER and KELLY HIRTZER, TRUSTEES OF THE RODNEY AND KELLY HIRTZER TRUST U/A/D May 12, 2021** (Grantee), its successors and assigns, all of their rights, title and interests, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Unit A of Lot 7, 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 20191008-0103174, 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 Rodney D. Hirtzer and Kelly L. Hirtzer, husband and wife, by Warranty Deed dated May 22, 2020, from Frank Batson Homes, Inc., and filed of record on June 1, 2020, in Instrument No. 202000601-0055898, Register's Office for Williamson County, Tennessee.

WITNESS my hand this the 4 day of ~~November~~ December, 2025.

Karen Johnson Davidson County
Batch # 1358111 DEEDQC
12/15/2025 11:39:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251215-0099513

RODNEY D. HIRTZER

KELLY L. HIRTZER

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~)
Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Rodney D. Hirtzer and Kelly L. Hirtzer,** with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 4th day of ~~November~~ December, 2025.

RACHAEL NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC
My Commission Expires: 07/06/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____
_____, **Affiant**
Subscribed and sworn before me this the
15 **Day of** December, 2025.
J. Rivera, **Deputy Register**