(3)

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 04/26/17 14:21 4 pgs
Fees:22.00 Taxes:0.00
20170426-0041089

The actual consideration is $0.00.

Ashley Reis
AFFIANT

NEW OWNER:

William Hobbs and Rebekah Folsom
400 Huntington Ridge Drive
Nashville, TN 37211

Subscribed and sworn to before me this
the 24 day of April, 2017.

SEND TAX BILLS TO:

New owner

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tiffany Wagner
NOTARY PUBLIC

MAP/PARCEL:

161-11-0A-058.00-CO

My Commission Expires: August 4, 2020

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William Hobbs, unmarried (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to William Hobbs, an unmarried man, and Rebekah Folsom, an unmarried woman, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leecia B. Penrod by Warranty deed from Dr. E.

Michael Harrington, joined by his wife, Grace Bahng Harrington of record in Book 8642, page 158, Register's Office for Davidson County, Tennessee, dated June 01, 1992 and recorded on June 03, 1992.

Being the same property conveyed to William Hobbs by deed dated April 24, 2017 from Leecia B. Penrod, of record in 20170426-0041087 *Register's Office for Davidson County, Tennessee.*

This property is commonly known as 400 Huntington Ridge Drive Nashville, TN 37211.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[Signatures appear on the following page]

IN WITNESS WHEREOF, effective this the 25th day of April, 2017.

GRANTOR:

William Hobbs

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF W. Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Hobbs, and with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 24 day of APR, 2017.

NOTARY PUBLIC

My Commission Expires: 5-25-20

20171134R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

