Karen Johnson Davidson County
Batch# 461766 DEEDQC
08/21/2020 11:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200821-0094587

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 14th day of August, 2020.

Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, Trustees of The John A. Hobbs Living Trust 445 General Kershaw Drive Old Hickory, TN 37138	-SAME-	Map 62 Parcels 145 and 230

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, Executors of the Estate of John A. Hobbs, deceased** (the "decedent"), who died on June 12, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on July 11, 2019, and recorded under Docket No. 19P-1197 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby release, remise and quitclaim unto **Joseph E. Hobbs,**

James R. Hobbs and John C. Hobbs, Trustees of The John A. Hobbs Living Trust dated December 10, 2006, all of the right, title and interest of the decedent and the decedent's estate in and to certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of August, 2020.

Joseph E. Hobbs, Co-Executor

James R. Hobbs, Co-Executor

John C. Hobbs, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. Hobbs, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2020.

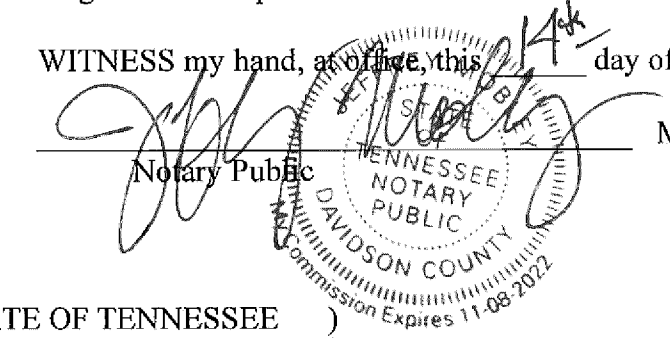
Notary Public My Commission Expires: _____

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hobbs, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2020.

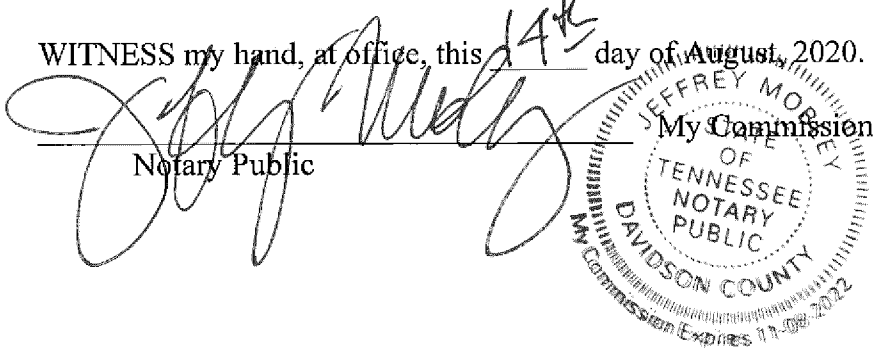


Notary Public My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Hobbs, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2020.



Notary Public My Commission Expires: _____

EXHIBIT A

Legal Descriptions

Map 62 Parcel 145

Land lying in Davidson County, Tennessee, more particularly described as follows:

A tract of land in Davidson County, Tennessee, being part of the easterly part of Lot 3 of the John W. Pennington lands in what was formerly known as McSpadden's Bend of the Cumberland River; now known as Pennington's Bend of said river and more particularly described as follows by a survey made by A & A Engineers, Inc., 504 East Iris Drive, Nashville, Tennessee 37204, dated November 4, 1991.

Beginning at an iron rod located in the northern property line of the Billy H. Carey property, said iron rod also being the southwest corner of the herein described tract; thence N 2 deg. 07' 07" E 61.00 feet to an iron rod; thence with an old fence S 80 deg. 49' 39" E 193.0 feet to a fence post; thence N 11 deg. 10' 20" E 67.42 feet to a fence post; thence S 78 deg. 10' 35" E 305.70 feet to a fence corner; thence S 3 deg. 25' 48" W 153.03 feet to a fence corner; thence with the Billy H. Carey north property line N 76 deg. 30' W 510.00 feet to the point of beginning, said tract containing 1.35 acres, more or less.

There is also hereby conveyed, a strip of land 20 feet wide along the south line of said Lot 3 and in a westerly direction for a road right of way to the old County Road (Barton Lane) for the purpose of ingress and egress to the above described property.

Being the same property conveyed to John A. Hobbs by deed from Elizabeth A. Hobbs of record as Instrument No. 20071228-0148607, Register's Office for Davidson County, Tennessee. John A. Hobbs died on June 12, 2019 and devised the subject property to Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, Trustees of the John A. Hobbs Living Trust, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on July 11, 2019 under Docket No. 19P-1197.

This is improved property known as 123 Barton Lane, Nashville, Tennessee 37214.

Map 62 Parcel 230

Land lying in Davidson County, Tennessee, being a 20 foot wide L-shaped piece of property that lies adjacent to, and runs along the entire length of, one of the north boundary lines and one of the west boundary lines of Hobbs' existing property (of record in Book, 8488, page 634, and Book 8598, page 907, Register's Office for Davidson County, Tennessee), said tract of land being more particularly described according to a survey of Ragan-Smith-Associates Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 92-009, dated May 20, 1993, revised September 2, 1993, as follows:

A tract of land in the Second Civil District, 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of land owned by Sisters of Mercy of Nashville, Tennessee, Inc. as of record in Deed Book 7753, page 606, Register's Office of Davidson County, Tennessee, Metro Property Tax Map 52, Parcel 10, and more particularly described as follows:

Beginning at a point on the southerly property line of Sisters of Mercy Parcel 10 at the northeasterly property corner of John A. Hobbs as of record in Deed Book 8488, page 634, Register's Office for Davidson County, Tennessee, Map 62, Parcel 145; said point is N 7° 48' 20" E, 875.16 feet from the northerly right-of-way line of Pennington Bend Road at the southwesterly property corner of Sisters of Mercy of Nashville, Tennessee, Inc. in Plat Book 7900, page 224, Register's Office for Davidson County, Tennessee, Map 62, Parcel 148 and proceeding as follows:

1. From the point of beginning and with said Hobbs property, N 73° 35' 40" W, 367.00 feet to a point; thence
2. S 16° 39' 14" W, 69.98 feet to a point; thence,
3. N 76° 14' 36" W, 20.03 feet to a point; thence,
4. N 16° 39' 14" E, 91.15 feet to a point; thence,
5. S 73° 35' 40" E, 383.85 feet to a point; thence,
6. S 7° 48' 20" W, 20.47 feet to the point of beginning and containing 9,212 square feet or 0.212 of an acre more or less.

Being the same property conveyed to John A. Hobbs by deed from Elizabeth A. Hobbs of record as Instrument No. 20071228-0148607, Register's Office for Davidson County, Tennessee. John A. Hobbs died on June 12, 2019 and devised the subject property to Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, Trustees of the John A. Hobbs Living Trust, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on July 11, 2019 under Docket No. 19P-1197.

This is property known as 0 Barton Lane, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

