20-CD-330

Register Return to:
Land Title South, Inc.
3320 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 470729 DEEDWARR
09/04/2020 09:42:15 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200904-0101157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 2ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 21, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittney Nicole Hombuckle , unmarried woman and Daniel Pember , an unmarried man as joint tenants with rights of survivorship	Franklin Synergy Bank	
5016 Rawlings Road (ADDRESS)	(NAME) 722 Columbia Ave (ADDRESS)	021-00-0-288.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Misty Hobbs and Jessica Hobbs, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brittney Nicole Hombuckle , unmarried woman and Daniel Pember , an unmarried man as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Morgan Estates, Section Two of record in Plat Book 5200, Page 26, 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 Misty Hobbs, a single woman by Warranty deed from William J. Pearson, a single man of record in Instrument No. 20180827-0084889 Register's Office for Davidson County, Tennessee.

Jessica Hobbs, spouse of Misty Hobbs joining in this transaction for the purpose of conveying any interest she may have in said property marital or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5016 Rawlings Road, Joelton, TN 37080
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of September, 2020.

WARRANTY DEED
(Continued)

Misty Hobbs

Jessica Hobbs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Misty Hobbs and Jessica Hobbs, a married couple, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072