22428
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 520440 DEEDWARR
11/23/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20201123-0137389

# WARRANTY DEED

**Address New Owner(s)**
Kecia Nichole Supak
1226 Quail Road
Nashville, TN 37214

**Send Tax Bills to: and**
New Owner

**Map-Parcel:**
108080D01600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Hobbs Music Valley Land LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents do transfer and convey unto **Kecia Nichole Supak, an unmarried woamn, and Gregory Talbot Simpkins, a married man, tenants in common with right of survivorship,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 16, Lot No. 20 on the Plan of Quail Valley, Section 3, Phase V, as of record in Plat Book 5200, page 435, Register's Office for said County, to which reference is made for a more complete description.**

**BEING the same property conveyed to Hobbs Music Valley Land, LLC, by Warranty Deed from Fred Sparling and Barbara Sparling, dated May 3, 2018, and filed at Instrument No. 20180504-0042900, said Register's Office.**

**THIS conveyance is subject to: 2021 taxes and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable to subject property.**

This is improved property known as: 1226 Quail Road, Nashville, TN 37214

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 whosoever.

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 hand as of the date shown on the Notary Form.

HOBBS MUSIC VALLEY LAND, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: John C. Hobbs, President

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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of HOBBS MUSIC VALLEY LAND LLC, the within named bargainor, a Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Preisdent.

Witness my hand and official seal at office, this 18th day of November, 2020.

Notary Public

My Commission Expires: 3/6/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Sworn to and subscribed before me
this 18th day of November, 2020.

Notary Public
My Commission Expires: 3/6/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2022

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

