Karen Johnson Davidson County
Batch# 533295 DEEDWARR
12/14/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,210.75
20201214-0147315

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $697,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of Nov., 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Misty Adfield, Shauna Beals, Hope Waterdown	New Owner	053-12-0-200.00
(NAME)	(NAME)	
40 Jones Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-3431		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Neill Jobe Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Misty Adfield, Shauna Beals, Hope Waterdown and Old Hickory Crossfit, LLC, a Tennessee limited liabilty company**, hereinafter called the GRANTEE(S), 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 No. 1, as shown on the map entitled Re-Subdivision of P/O Lot 23, Section 2, Life & Casualty Insurance Companies Subdivision, of record in Instrument No. 20180730-0073829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER with a Declaration of Joint Driveway Easement of record in Instrument No. 20180813-0079432, said Register's Office.

Being part of the same property conveyed to William M. Little and wife, Janice F. Little by Warranty Deed dated 08/21/2015 from John D. Moore and wife, Linda P. Moore of record in Instrument 201508260086461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Neill Jobe, Jr. and wife, Memarie C. Jobe by Warranty Deed dated 09/07/2018 from William M. Little and wife, Janice F. Little of record in Instrument 201809140091285, as corrected in Instrument 201810160102269, Register's Office for Davidson County, Tennessee. Memarie C. Jobe died on July 22, 2020 leaving James Neill Jobe, Jr. surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3323 Old Hickory Blvd., Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 25th day of November, 2020.

James Neill Jobe Jr.

State of Alabama
County of Baldwin

Personally appeared before me James Neill Jobe Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of November, 2020.

Notary Public
My Commission Expires: 11/17/2022

Amanda Kimsey NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

202012140147315

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

