Karen Johnson Davidson County
Batch# 540241 DEEDWARR
12/22/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20201222-0152360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,000.00.

Affiant

WARRANTY DEED

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024
(AFFIX SEAL)

JM-SB-RG-20-3300A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary L. Morrow and James M. Morrow	**NEW OWNER**	
(NAME)	(NAME)	**131-01-0Q-001.00-CO**
3300A Hobbs Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **JESSICA VAN METER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY L. MORROW AND JAMES M. MORROW, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 3300-A of Hobbs Place, a Horizontal Property Regime, which is located on Lots 1 and 2 on the plan of Hobbs Place, of record in Instrument No. 20050119-0006695, Register's Office for Davidson County, Tennessee, and also described on Exhibit "A" to the Master Deed and By-Laws of Hobbs Place of record in Instrument No. 20060707-0081690, said Register's Office. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenant of Hobbs Place Condominiums, contained in said Master Deed and By-Laws of record in Instrument No. 20060707-0081690 and Instrument No. 20060707-0081691, Register's Office for Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jessica Van Meter by Executors Quitclaim deed from Patty Henry Van Meter, Jade Forlidas of record in Instrument No. 20141014-0094779 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 14, 2014.

Patty Henry Van Meter (the "decedent") died on August 2, 2013, leaving a will. The decedent's will was presented by Jade Forlidas and admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13-P1626. Jade Forlidas is duly qualified as executor and is acting as executor of the decedent's estate.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20050119-0006695, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of record in Instrument No. 20060707-0081690 and Instrument No. 20120124-0006594, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20060707-0081691, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5340, Page 70 and Book 5342, Page 683 and Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4147, Page 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3300A Hobbs Rd, Nashville, Tennessee 37215**.

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), their heirs and 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), 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 the 9th DAY OF DECEMBER, 2020.

Jessica Van Meter



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA VAN METER, the within named bargainor, 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 9th of December, 2020.

Notary Public
My Commission Expires: 5/3/2021
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

