Karen Johnson Davidson County
Batch# 554888 DEEDWARR
01/15/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210115-0006963

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204235 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$660,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and ~~subscribed~~ before me this 14 day of January, 2021. Notary Public My Commission Expires: 09-02-24

EMILY MORGAN DUDLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

THIS INDENTURE, made this 13 day of January, 2021, among:

MICHAEL HOBBY AND CAROLINE HOBBY, AS JOINT TENANTS BY THE ENTIRETY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

OLIVIA MADAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 William T. Chapman, IV, Trustee, Pursuant to a Trust dated September 24, 2014, its successors and assigns, with full right and power to convey sell transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party by Warranty deed from Damien S. Golden and Ronald Golden, wife and husband and Linda J. Thomas, a married woman of record in Instrument No. 20140930-0090155 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 30, 2014.

Appointment of Successor Trustee where Lou Taylor appointed as the Successor Trustee of 1210 Shelby Avenue Trust recorded on June 21, 2016 in Instrument No. 20160621-0063040 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Hobby and Caroline Hobby by Quitclaim deed from Lou Taylor, Successor Trustee of The 1210 Shelby Avenue Trust, Dtd., September 24, 2014 of record in Instrument No. 20180620-0059673 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018. Being also known as 1210 Shelby Ave Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Hobby

Caroline Hobby

Caroline Hobby

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michael Hobby and Caroline Hobby**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Olivia MaDan
Address: 1210 Shelby Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: BancorpSouth Bank
Address: 5217 Maryland Way
City, State, Zip: Brentwood TN 37027

Tax ID: 083-13-0-255.00

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

