WARRANTY DEED

Karen Johnson Davidson County
Batch# 659299 DEEDWARR
06/17/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,278.86
20210617-0082125

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,639.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse William Bobick Jamie Erin Bobick	New Owner	182-06-0A-171.00
(NAME)	(NAME)	
8204 Ramstone Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James E. Taylor, an unmarried individual,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jesse William Bobick and Jamie Erin Bobick, husband and wife,** hereinafter called the GRANTEES, their heirs 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 Lot No. 168 on the Plan of Final Plat, Old Hickory Hills, Phase Two - Section One of record in Plat at Instrument No. 20030623-0086188, 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 James E. Taylor, unmarried by Warranty deed from The Craig Company of record in Instrument No. 20040511-0053738 Register's Office for Davidson County, Tennessee, dated April 23, 2004 and recorded on May 11, 2004. (Value of consideration shown in aforementioned deed $171,520,00.) Being also known as 8204 Ramstone Way Nashville, Tennessee 37013.

unimproved ☐

This is improved ☑ property, known as 8204 Ramstone Way, Antioch, TN 37013
(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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 5-12322-RL

Witness my hand this 14th day of June, 2021.

James E. Taylor

State of Tennessee
County of Davidson

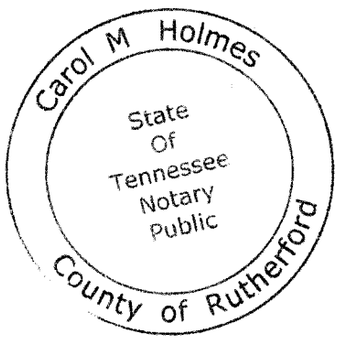
Personally appeared before me James E. Taylor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2021.

Carol M Holmes

Notary Public Carol Holmes
My Commission Expires: 2/19/2024

File No.: 2109218



True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM