WARRANTY DEED

Karen Johnson Davidson County
Batch# 669030 DEEDWARR
07/01/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210701-0088953

LR-SB-WH-21-6183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024 (AFFIX SEAL)

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
William Howse	New Owner	
(NAME)	(NAME)	150-00-0-084.00
6183 Mount View Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JULIAN A. JOBE, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM C. HOWSE, UNMARRIED MAN**, 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 the Third Civil District of Davidson County, Tennessee, as described according to an unrecorded survey dated February 13, 1978, made by Southern Land & Associates, Inc., and bearing Job Number 2782, which description is as follows:

Beginning at a railroad spike on the center line of Mt. View Road and running thence North 8 degrees 50 minutes 41 seconds East the distance of 225 feet along the Will Hampton Easterly property line extended to a wooden stake; thence North 68 degrees 20 minutes 50 seconds East 70.00 feet to an iron pin; thence South 8 degrees 38 minutes 51 seconds East 198.11 feet to a railroad spike in center line of Mt. View Road, thence with said center line South 68 degrees 20 minutes 50 seconds West 144.02 feet to point of beginning.

Being the same property conveyed to Julian A. Jobe by Quitclaim Deed from Vienitta E. Jobe, a single person, and Dannielle L. Taylor, a single person, of record in Instrument No. 20110916-0072176 Register's Office for Davidson County, Tennessee, dated September 06, 2011 and recorded on September 16, 2011.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to those matters according to an unrecorded survey dated February 13, 1978, made by Southern Land & Associates, Inc., and bearing job number 2782.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 6183 Mount View Rd, Antioch, Tennessee 37013.

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 29th DAY OF JUNE, 2021.

Julian A. Jobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN A. JOBE, 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 ~~16th~~ 29th of June, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/2021 (date of document).

Affiant Signature

6/29/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of June, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON