Karen Johnson Davidson County
Batch# 670890 DEEDWARR
07/02/2021 03:15:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0090338

Commitment Number: TN21103779

After Recording, Send To:
Boston National Title, LLC
400 Rouser Road, Bldg 2 ste 500
Coraopolis, PA, 15108
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21103779.

New Property Owner/Mail Tax Statements To:
William Hobbs and **Rebekah Hobbs**, 400 Huntington Ridge Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-11-0A-058-C0

GENERAL WARRANTY DEED

William Hobbs and **Rebekah Hobbs who acquired title as Rebekah Folsom**, husband and wife, hereinafter grantors, whose tax-mailing address is **400 Huntington Ridge Dr., Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **William Hobbs** and **Rebekah Hobbs**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **400 Huntington Ridge Dr., Nashville, TN 37211**, the following real property:

SAID PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSES OF RECORD IN PLAT BOOK 4675, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Property Address is: 400 Huntington Ridge Dr., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument No. 20170426-0041089 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161-11-0A-058-C0

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 22, 2021:

William Hobbs

William Hobbs

Rebekah Hobbs who acquired title as Rebekah Folsom

Rebekah Hobbs who acquired title as Rebekah Folsom

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 22, 2021 by **William Hobbs** and **Rebekah Hobbs who acquired title as Rebekah Folsom** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of May, 2021.

William Hobbs
Affiant

William Hobbs
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021