Karen Johnson Davidson County
Batch# 686208 DEEDWARR
07/29/2021 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,330.15
20210729-0101834

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $359,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Adam Christopher Hobson and Jennene Ann Hobson	New Owners	**141-03-0C-056.00-CO**
2717 Gossett Trail		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carlie Sole Woodroof, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Adam Christopher Hobson and Jennene Ann Hobson, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 56 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et., seq, of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions as Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No.20180417-0036143, Amended in Instrument 20190130-0009015, Scrivener' s Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit :A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlie Sole, an unmarried woman, and William A. Sole and Wife, Cheryl Sole, as Tenants in common with Rights of Survivorship by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190801-0076097 Register's Office for Davidson County, Tennessee and further being the same property conveyed to Carlie Sole Woodroof by Quitclaim deed from Carlie Sole, William A. Sole and Cheryl Sole, as tenants in common with rights of survivorship of record in Instrument No. 20210519-0067549 Register's Office for Davidson County, Tennessee.

William Cory Woodroof , spouse of Carlie Sole Woodroof, joins in this conveyance to convey any and all marital interest he may have in the subject property.

This is improved property known as **2717 Gossett Trail, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20TH day of July, 2021.

Carlie Sole Woodroof

William Cory Woodroof

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carlie Sole Woodroof, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20TH day of July, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000218-524

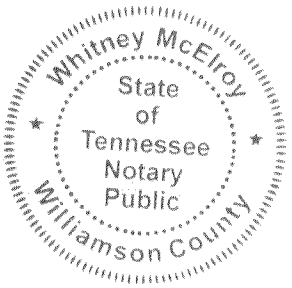
SP 11/2015

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William Cory Woodroof, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20TH day of July, 2021.

Notary Public
My Commission Expires: 06-02-25



SolomonParks File No. 21-000218-524

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian 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 7-30-2021.

Affiant
Date: July 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY