Karen Johnson Davidson County
Batch# 710894 DEEDWARR
09/07/2021 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20210907-0119508

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2021. Notary Public My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristen Hobbs and John Hobbs	New Owner(s)	095 08 0 182.00
2545 Hibbitts Road , Nashville, TN 37214	**Kristen Hobbs and John Hobbs** **2545 Hibbitts Road Nashville, TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW MCGINN, A SINGLE MAN, AND JAYNE MCGINN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN LANE HOBBS, AN UNMARRIED WOMAN, AND JOHN CONROY HOBBS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 95, on the PLAN OF WOODBERRY PARK, as shown on plat of record in Book 2133, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jayne McGinn and Matthew McGinn, husband and wife, by Warranty Deed from Anthony Gilbert Ernst, Cynthia Ann Hagar and Lamar Jeffery Ernst, Heirs for the Estate of Carolyn Muriel Ernst, of record in Instrument No. 20200409-0037861, in the Register's Office of Davidson County, Tennessee, dated April 03, 2020 and recorded on April 09, 2020. And Scrivener's Affidavit recorded in Instrument No. 20200421-0041616 and Lamar William Ernst died on July 26, 2000 and Carolyn M. Ernst died on October 21, 2019 and Probate with the Docket No. 19P2191 filed in the Probate Court Clerk's Office for Davidson County, Tennessee.

**The prior deed incorrectly describes Matthew McGinn and Jayne McGinn as a married couple, but Matthew McGinn was and is a single man and Jayne McGinn was and is a single woman.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2545 Hibbitts Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th th day of August, 2021.

Matthew McGinn

Jayne McGinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2021.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jayne McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____th day of August, 2021.

Notary Public

My Commission Expires: _____

DATED this the 28 th day of August, 2021.

Matthew McGinn

Jayne McGinn

Single
Marital Status

Single
Marital Status

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this the 27th day of August, 2021.

Notary Public

My Commission Expires: _____

STATE OF NC
COUNTY OF Craven

Subscribed to and sworn before me this the 28 th day of August, 2021.

Notary Public

My Commission Expires: 12-4-21

Kindra S Panichelli
NOTARY PUBLIC
Craven County, NC
My Commission Expires December 4, 2021

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the 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 **08/28/2021** (date of document).

Affiant Signature

08/28/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

