Karen Johnson Davidson County
Batch# 764234 DEEDWARR
12/01/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20211201-0158543

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2021.

Notary Public
MY COMMISSION EXPIRES: 06.14.25
File No. G21-14275

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owners	
David A. Dahl and Johnna E. Dahl (NAME)	(NAME)	159 00 0 021.00
1222 Old Hickory Blvd. (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles Hobbs and Ellen Hobbs, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Dahl and Johnna E. Dahl, a married couple**, 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 a consolidated parcel containing 1.667 acres as shown on the Final Plat of Sheriff's Estate, of record in Plat at Instrument No. 20170118-0005300, 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 Charles Hobbs and Ellen Hobbs, husband and wife, by Warranty Deed from Jeffrey R. Kirby and Bonnie L. Kirby, husband and wife, of record in Instrument No. 20210929-0131123, in the Register's Office of Davidson County, Tennessee, dated September 9, 2021 and recorded on September 29, 2021.

Being the same property conveyed to Jeffrey R. Kirby and Bonnie L. Kirby, husband and wife, by Warranty Deed from Bobby D. Montgomery and Cherie G. Montgomery, husband and wife, of record in Instrument No. 20180920-0093423, in the Register's Office of Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1222 Old Hickory Boulevard, Brentwood, TN 37027.

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. Whenever 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 15th day of November, 2021.

Charles Hobbs

Ellen Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared Charles Hobbs and Ellen Hobbs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2021.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Emily Crowder, 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 NOVEMBER 16, 2021.

Custodian's Signature

11/16/21
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY