Karen Johnson Davidson County
Batch# 776965 DEEDWARR
12/20/2021 03:06:10 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20211220-0167978

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael James & Eric Barrington Davis
26 Travis Park Drive
Sugar Land, Texas 77479

SEND TAX BILL TO:

New Owner

MAP/PARCEL 086-14-0D-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Corey Hobbs and Cassandra Hobbs, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Eric Barrington Davis, Trustee of the Partnership agreement between Eric Barrington Davis and Michael James Davis dated December 2021 hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hermitage Point, Phase 2, Cluster Lot Subdivision of record in Plat at Instrument No. 20191004-0101983, 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 Corey Hobbs and Cassandra Hobbs, husband and wife by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20200527-0054352 Register's Office for Davidson County, Tennessee, dated May 21, 2020, and recorded on May 27, 2020.

This is improved property known as: **208 Hermitage Point Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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

Return to:
Legacy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. G-P-21-208

whomsoever.

Possession to be given 16th day of December, 2021.

WITNESS MY HAND on this the 16th day of Deccember, 2021.

Corey Hobbs

Cassandra Hobbs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Corey Hobbs and Cassandra Hobbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of December, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY