Karen Johnson Davidson County
Batch# 791194 DEEDQC
01/14/2022 12:46:24 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220114-0006087

Prepared By

Taylor and Royal Hobson
1910 12th Avenue North
Nashville, Tennessee
37208

After Recording, Mail Document To Owner/Responsible Taxpayer

Taylor and Royal Hobson
1910 12th Avenue North
Nashville, Tennessee
37208

Space Above This Line for Recorder's Use

TENNESSEE QUITCLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Thomas Hobson and Beatrice Hobson, a married couple, residing at 1910 12th Avenue North, Nashville, Tennessee, 37208.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to:

Taylor Hobson, a single individual, residing at 1910 12th Avenue North, Nashville, Tennessee, 37208

Royal Hobson, a single individual, residing at 1910 12th Avenue North, Nashville, Tennessee, 37208

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being lot No. 70 on the plan of the subdivision of lots Nos. 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for said County. Said lot No. 70 fronts 50 feet on the easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley. And being the same property conveyed to J.C. Head by deed from W. Larry Choate and wife, Cleo Ledford Choate of record in Book 3850, Page 824, Register's Office of Davidson County, Tennessee.

TAX PARCEL ID #: 081 07 0 369.00

Any Reference to recorded instruments is reference to the Register's Office in said County.

BOOK 5240 Page 528

Grantor's Signature Thomas Henry Hobson Date January 14 2022
Print Name: Thomas Hobson
Address: 1910 12th Avenue North, Nashville, Tennessee, 37208

Grantor's Signature Beatrice Hobson Date January 14 2022
Print Name: Beatrice Hobson
Address: 1910 12th Avenue North, Nashville, Tennessee, 37208

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Holson Beatrice Holson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of January, 2022.

Vickie Elaine Sparks (SEAL)
Notary Public

My Commission Expires: 5-2-2022

VICKIE ELAINE SPARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is one-dollar ($1.00).

Affiant's Signature Tanya Holson

State of Tennessee

County of Davidson

Subscribed and sworn before me this 14th day of January, 2022.

Vickie Elaine Sparks
Notary Public

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2839 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Taylor Nelson
Affiant

Subscribed and sworn before me, this 14th day of January, 2022

Vickie Elaine Sparks
Notary

VICKIE ELAINE SPARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022