Karen Johnson Davidson County
Batch# 823732 DEEDWARRSP
03/17/2022 02:07:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220317-0031284

Special Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 50.00 Affiant Subscribed and sworn to before me, this the 17th day of March, 2022. Notary Public My commission expires:

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:
1804 Shackleford, LLC	New Owner	13103008700
600 12th Avenue South #1801		
Nashville, TN 37203		

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, **PMA PENNSYLVANIA, LLC, AN INDIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1804 SHACKLEFORD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS 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. 25 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the North side of Shackleford Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Franklin Morgan and wife, Helen A. Morgan by Warranty deed from Robert C. Dilgard and wife, Cynthia C. Dilgard of record in Book 4323, page 773, Register's Office for Davidson County, Tennessee, dated April 07, 1969 and recorded on April 07, 1969.

The said James Franklin Morgan having predeceased Helen A. Morgan.

Helen A. Morgan having since died on September 30, 2006 leaving a Last Will and Testament filed for probate in Docket No. 07P-46, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, Helen A. Morgan devised a Conditional Life Estate in subject property to William Henry Hobbs, and upon the expiration of his life interest, subject property be sold with proceeds divided between the survivors among William Henry Hobbs, Margaret Ellen Hobbs Lyle, Elizabeth Marion Hobbs Terry and Susan Hobbs Hinson.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Susan Diane Hobbs Henson of record in Instrument No. 20080221-0017126 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on February 21, 2008.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Margaret Ellen Hobbs Lyle of record in Instrument No. 20080221-0017127 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on February 21, 2008.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Susan Diane Hobbs Henson of record in Instrument No. 20090122-0005662 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 22, 2019.

Being the same property conveyed to William Henry Hobbs by Quitclaim deed from Margaret Ellen Hobbs Lyle of record in Instrument No. 20090122-0005663 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on January 22, 2009.

The said William Henry Hobbs having since died intestate on September 23, 2013 leaving Jack William Hobbs, II as his sole heir at law.

Being the same property conveyed to Mark W. Bell, Trustee of the Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto by Quitclaim deed from Jack William Hobbs, II of record in Instrument No. 20150521-0046969 Register's Office for Davidson County, Tennessee, dated April 06, 2015 and recorded on May 21, 2015.

Being the same property conveyed to Jack William Hobbs, II by Quitclaim deed from Mark W. Bell, Trustee of the Hobbs Irrevocable Trust dated October 14, 2014, and any amendments thereto of record in Instrument No. 20160107-0001577 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 07, 2016.

Being the same property conveyed to PMA Pennsylvania, LLC by Warranty deed from Jack William Hobbs, II and Elizabeth Marion Hobbs Terry of record in Instrument No. 20201028-0124717 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 28, 2020.

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 1804 Shackleford Road, Nashville, Tennessee 37215, 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), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS OUR HAND EFFECTIVE AS OF THE 17th day of March, 2022.

PMA Pennsylvania, LLC, LLC,
an Indiana limited liability company

Deepak Chaudhry, Managing Member

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 Deepak Chaudhry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of PMA Pennsylvania, LLC, an Indiana limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17 day of March 2022.

Notary Public

My Commission Expires:

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025