THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 829512 DEEDQC
03/28/2022 11:33:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220328-0035466

ADDRESS NEW OWNER:
Richard Chase Hobbs
233 Hidden Acres Drive, Apt. A
Lebanon, TN 37087

MORTGAGEE:

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 077 00 0 010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, **Gail Chilton, Gary Hobbs, Barry Hobbs and Rhonda Sweeney,** hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **Richard Chase Hobbs,** hereinafter called the Grantee, his heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Beginning at an iron pin in the Southwest corner of the Jimmy Dale Miller property as of record in Book 5853, Page 290, Register's Office for Davidson County, Tennessee, and the North boundary of the Lowell C. Lee property of record in Book 5103, Page 612, Register's Office for Davidson County, Tennessee; thence North 57° 36' West 107.37 feet to an existing iron pin; thence North 5° 24' East, 429.00 feet to an iron pin; thence South 85° 39' East 1141.29 feet to an existing metal fence post; thence South 16° 33' West 955.49 feet to the point of beginning, containing 16.94 acres according to a survey by Gregory Underwood dated March 30, 1982.
>
> Ingress and egress to the above described property is by and through the property owned by Jimmy Dale Miller and said easement/roadway intersects the easterly boundary line of the above described property from the starting point and North 16° 33' 470 feet said easement extending to Cub Creek Road.
>
> Being the same property conveyed to the Grantors by Quitclaim Deed from Betty Miller Hobbs (Smith), as of record in Instrument No. 20090413-0032675, Register's Office for Davidson County, Tennessee.
>
> The description and information contained herein are the same as in the prior deed of conveyance.
>
> This is improved property known as Route 2, Cub Creek Road, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Said property is also being conveyed without the benefit of a title search or examination by the preparer, none being requested. Consequently, this conveyance does not affect the rights of third parties whose interests may be in effect prior to the date recited herein.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25th day of March, 2022.

GAIL CHILTON

GARY HOBBS

BARRY HOBBS

RHONDA SWEENEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Chilton, Gary Hobbs, Barry Hobbs and Rhonda Sweeney, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of March, 2022.

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 26, 2025

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ -0-.

AFFIANT

Subscribed and sworn before me
this 25th day of March, 2022.

NOTARY PUBLIC

My Commission Expires:_____

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 26, 2025