THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $199,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2022.

Notary Public
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 847074 DEEDWARR
04/28/2022 10:11:00 AM 2 pgs
Fees: $13.00 Taxes: $739.63

20220428-0049060

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis Ford 2116 Hobbs Road N18 Nashville TN 37215	New Owner	Tax Parcel ID No. 131 02 0A 110.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Stackhouse Wilson, Executor of the Estate of Wallace Estill Wilson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis Marshall Ford, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. N-18 on the plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, Page 74 as amended in Book 5200, Page 54, and Master Deed recorded in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893 and Book 7802, Page 299, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Wallace Estill Wilson, by Warranty Deed from Mermen Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190111-0002947, in the Register's Office of Davidson County, Tennessee, dated December 28, 2018 and recorded on January 11, 2019.

The said Wallace Estill Wilson died on September 16, 2021. See Last Will and Testament and Letters Testamentary naming John Stackhouse Wilson as Executor in Probate Case No. 21P2348, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Hobbs House Apartment Site, as recorded in Plat Book 4595, Page(s) 74, and amended in Plat Book 5200, Page 54.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hobbs House Condominium of record in Book 5289, Page 515, as amended by instrument(s) of record in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, and Book 7824, Page 974; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Communications, recorded in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250.

Charter of Hobbs House Homeowner's Association, of record in Book 5296, Page 689.

This is improved property located at 2116 Hobbs Road N18 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2022.

Estate of Wallace Estill Wilson

John Stackhouse Wilson, Executor

BY: John Stackhouse Wilson, Executor

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Stackhouse Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Wallace Estill Wilson, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public

My Commission Expires: _____

RANDY HOPKINS
Notary Public, State of Texas
Comm. Expires 06-11-2025
Notary ID 4708427