WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 03/10/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

LR-TPM-22-3751

Karen Johnson Davidson County
Batch# 847204 DEEDWARR
04/28/2022 11:40:35 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20220428-0049247

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Kelly	**New Owner**	
(NAME)	(NAME)	
3751 Bear Hollow Rd.		**030-00-0-212.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECK S. HOBNECK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN KELLY AND KIRSTEN KELLY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Certain tract or parcel of land in Davidson County, Tennessee.

Beginning at a point in the centerline of Bear Hollow Road, the same being the Northeast corner of a 10.6 acre tract conveyed to Miller; thence with the centerline of said road, South 83 degrees 27' 94" East 282.21 feet; and around a curve having a radius of 786.20 feet, a distance of 24.96 feet; thence leaving said road and crossing Bear hollow Creek, South 06 degrees 32' 56" West 1231.07 feet to an iron pin in Armstrong North line; thence with Armstrong North line, South 87 degrees 39' 03" West 360.33 feet to a point in the centerline of a 50 foot egress and ingress easement, Millers Southeast corner; thence with the centerline of said easement Millers East line as follows:

North 35 degrees 42' 17" West 48.74 feet; around a curve to the right having a radius of 197.19 feet, a distance of 254.40 feet; around a curve to the left having a radius of 202.52 feet, a distance of 242.21 feet; North 30 degrees 18' 31" West 29.74 feet; around a curve to the right having a radius of 158.46 feet, a distance of 163.70 feet North 28 degrees 52' 57" East 384.04 feet; around a curve to the left having a radius of 63.91 feet, a distance of 114.62 feet, around a curve to the right having a radius of 51.97 feet, a distance of 115.50 feet; and North 53 degrees 27' 20" East crossing back said Creek 110.71 feet to the beginning, containing 11.53 acres more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

Being the same property conveyed to Beck S. Hobneck, unmarried by Warranty Deed from Carol Winfred Guess of record in Instrument No. 20170620-0061757 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 20, 2017. (Value of consideration shown in aforementioned deed $65,000.00.)

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3751 Bear Hollow Rd., Joelton, Tennessee 37080**.

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), their 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF APRIL, 2022.

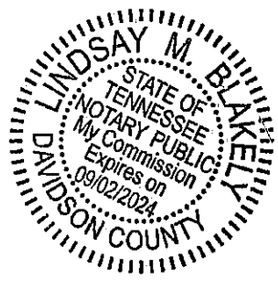
Beck S. Hobneck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BECK S. HOBNECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212