Karen Johnson Davidson County
Batch# 880719 DEEDWARR
06/29/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220629-0075340

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 470,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of June 2022

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
John Thielman and Beth Thielman
3474 Cobble St,
Nashville, TN 37211

SEND TAX BILLS TO:
John Thielman and Beth Thielman
3474 Cobble St,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 172150A04000CO

WARRANTY DEED
22NT00887

Effective the 17th Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John L. Bobbitt and wife, Linda J. Bobbitt

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Thielman and Beth Thielman, husband and wife.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 114 on the Plan of Holt Woods, Section Three, of record in Plat Book 7900, Page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to John L. Bobbitt and wife, Linda J. Bobbitt by Warranty Deed from Yazdian Construction, Inc. dated 11/30/1995 recorded 12/01/1995 in Book 9875, Page 215, as Document Number 0127859, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 9570, Page 22, Book 9693, page 68, By-Laws in Book 9570, page 13, Agreement in Book 5707, page 706 as amended in Book 5720, page 183, Easement for right of way of Holt Hills Road, all matters shown on the plan of P.U.D. boundary addition in Plat Book 7900, page 668, and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

This is an improved property commonly known as: 3474 Cobble St, Nashville, TN 37211-7913

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17th day of June, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

John L Bobbitt
John L. Bobbitt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John L. Bobbitt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2022.

Notary Public

My Commission expires: 7/9/24.

Linda J. Bobbitt
Linda J. Bobbitt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Linda J. Bobbitt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2022.

Notary Public

My Commission expires: 7/9/24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Beth Turner do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/17/2022 (date of document).

Affiant Signature

6/27/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of June, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24