Karen Johnson Davidson County
Batch# 881565 DEEDWARR
06/30/2022 08:59:30 AM 2 pgs
Fees: $13.00 Taxes: $6,382.50
20220630-0075730

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00.

Joyce Knoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2022.

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6/26/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2022-13980NSH

ADDRESS NEW OWNE(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Timothy Hobbs, Jr. and Hannah Rachel Hobbs	Bank Of America	116-13-0-074.00
(NAME) 5963 Post Road	(NAME) 4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seven Hundred Twenty-Five Thousand And No/100 Dollars ($1,725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER LEA HOBBS AND CHARLES ANDREW HOBBS,HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN TIMOTHY HOBBS, JR. AND HANNAH RACHEL HOBBS, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 388 on the Plan of Hillwood Estates, Section 15, as of record in Plat Book 2900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Lea Hobbs and husband, Charles Andrew Hobbs by Deed dated December 16, 2004 and recorded on December 22, 2004 in Instrument No. 20041220152158, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5963 Post Road, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this 28 day of June 2022.

Jennifer Lea Hobbs

Charles Andrew Hobbs

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of June 2022, before me personally appeared Jennifer Lea Hobbs and Charles Andrew Hobbs to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of June 2022.

Commission Expires: 6/26/24

Notary Public

I, Andy Maloney, 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 6/28/2022 (date of document).

Affiant Signature
Date 6/28/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 28 day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY