(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-22-2026

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2757LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
John Stewart Hubbard and Williams Cole Hubbard	New Owner	131 02 0A 112.00
2116 Hobbs Road, Apt N6		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOANNA LYNN WRIGHT, TRUSTEE OF THE JAMES P. WRIGHT RESIDUARY TRUST, CREATED JANUARY 10, 2019

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN STEWART HUBBARD AND WILLIAMS COLE HUBBARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 2116 Hobbs Road, Apt N6, Nashville, TN 37215

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/or 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/or 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 its hand on the 15th day of August, 2022.

Karen Johnson Davidson County
Batch# 904426 **DEEDWARR**
08/17/2022 11:09:58 AM 2 pgs
Fees: $13.00 Taxes: $625.30

20220817-0093222

The James P. Wright Residuary Trust,
created January 10, 2019

Joanna Lynn Wright, Trustee

Joanna Lynn Wright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joanna Lynn Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of JOANNA LYNN WRIGHT, TRUSTEE OF THE JAMES P. WRIGHT RESIDUARY TRUST, CREATED JANUARY 10, 2019, the within named barganor, a trust, and that Joanna Lynn Wright, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2022.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

22-2757LA

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. N-6 on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of Tennessee Code Annotated and is subject to the provisions and requirements thereof; subject to By-Laws for the administration thereof; subject to the easements, rights and interests in favor of other unit owners; all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and, also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments, Master Deed of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joanna Lynn Wright, Trustee of the James P. Wright Residuary Trust, created January 10, 2019, by Quitclaim Deed from Joanna Lynn Wright, as Successor Trustee of the J. Douglas Wright, Jr. Revocable Trust dated June 28, 2007, of record in Instrument No. 20200505-0046633, in the Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 05, 2020.

Being the same property conveyed to J. Douglas Wright, Jr. Revocable Trust Dated June 28, 2007, by Quitclaim Deed from J. Douglas Wright, Jr., of record in Instrument No. 20070709-0081575, in the Register's Office for Davidson County, Tennessee, dated July 06, 2007 and recorded on July 09, 2007.

Being the same property conveyed to James D. Wright, Jr., married, by Warranty Deed from Gerald J. Zulewski, unmarried, of record in Book 11069, Page 760, in the Register's Office for Davidson County, Tennessee, dated August 13, 1998 and recorded on August 18, 1998. Said James D. Wright, Jr. died on January 10, 2019. Also, see Probate Docket No. 19P1236, in the Probate Court for Davidson County, Tennessee at Nashville.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Hobbs House Apartment Site, as recorded in Plat Book 4595, Page(s) 74 as amended in Book 5200, Page 54.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobbs House Apartment Site, as recorded in Plat Book 4060, Page 200.
5. 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 7802, Page 299; Amendment of ByLaws in Book 6822, Page 893 and Book 7824, Page 974 and Appointment of Successor Trustee in Book 8483, Page 670; 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.
6. Easement recorded in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250.