Karen Johnson Davidson County
Batch# 904466 DEEDWARR
08/17/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,593.40
20220817-0093270

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-18220-LM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,648.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2022.

Notary Public
My Commission Expires: 10-02-2023

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 10-02-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sally Louise Clark and Mourya Teja Goriparthi 1468 Aaronwood Dr. Nashville, TN 37138	Sally Louise Clark Mourya Teja Goriparthi 1468 Aaronwood Dr. Nashville, TN 37138	063 16 0B 222.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cedrick Hobson and Hannah Hobson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sally Louise Clark and Mourya Teja Goriparthi** _____, hereinafter called the Grantee(s), his/her/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. 304 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page(s) 550 through 552, inclusive and certification of Correction of record in Book 7462, Page 445 and Book 8110, Page 401 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a More complete description of the property.

Being the same property conveyed to Cedrick Hobson, an unmarried man, and Hannah Rocap, an unmarried woman, joint tenants, by Warranty Deed from Phillip Schreibfeder and Melissa Schreibfeder, husband and wife, of record in Instrument No. 20170821-0085464, in the Register's Office of Davidson County, Tennessee, dated August 16, 2017 and recorded on August 21, 2017.

This is ☒ improved or ☐ unimproved property located at: **1468 Aaronwood Drive, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 11th day of August, 2022.

GRANTOR:

Hannah Hobson F/K/A Hannah Rocap

Cedrick Hobson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hannah Hobson and Cedrick Hobson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202208170093270

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/11/2022** (date of document).

Affiant Signature

8/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **August**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

