When recorded, return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-18494-KS

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 906685 DEEDWARR
08/23/2022 12:09:39 PM 2 pgs
Fees: $13.00 Taxes: $1,546.60
20220823-0095142

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2022.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Gabrielle Dearduff and Thomas Dearduff<br>8204 Ramstone Way<br>Nashville, TN 37013 | Gabrielle Dearduff and Thomas Dearduff<br>8204 Ramstone Way<br>Nashville, TN 37013 | 182 06 0A 171.00 |

# 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, we,

**Jesse William Bobick and Jamie Erin Bobick, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Thomas Dearduff and Gabrielle Dearduff, husband and wife**, hereinafter called the Grantee(s), 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. 168 on the Old Hickory Hills, Phase Two - Section One of record in Plat at Instrument No. 20030623-0086188, 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 Jesse William Bobick and Jamie Erin Bobick, husband and wife, by Warranty Deed from James E. Taylor, an unmarried individual, of record in Instrument No. 20210617-0082125, in the Register's Office of Davidson County, Tennessee, dated June 14, 2021 and recorded on June 17, 2021.**

**Being the same property conveyed to James E. Taylor, unmarried, by Warranty Deed from The Craig Company, of record in Instrument No. 20040511-0053738, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded on May 11, 2004.**

This is improved property located at: **8204 Ramstone Way, Nashville, TN 37013**

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 22nd day of August, 2022.

GRANTOR:

Jesse William Bobick

Jesse William Bobick

Jamie Erin Bobick

Jamie Erin Bobick

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse William Bobick and Jamie Erin Bobick, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26