WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

Karen Johnson Davidson County
Batch# 928622 DEEDWARR
10/12/2022 10:45:47 AM 2 pgs
Fees: $13.00 Taxes: $194.36

20221012-0111797

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mesut Sumer and Saltanat Oruc	Mesut Sumer and Saltanat Oruc	9-20 p/o
(NAME) 718 Ortega Rd.	(NAME) 718 Ortega Rd.	
(ADDRESS) Nashville TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221965

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert W. Hobson and Janet Gilland Hobson** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mesut Sumer and Saltanat Oruc**, 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. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Being east of and adjacent to Whites Creek Pike, north of Greenbrier Road, west of Greenbrier Road, south of Jackman Road, and being further described as follows: Beginning at a found ½" iron pin in the eastern right of way (ROW) of Whites Creek Pike. Said Point of Beginning being S 41°46'30"E a distance of 554.55 feet from the centerline intersections of Whites Creek Pike and Baxter Road, and having Tennessee State Plan Coordinates (NAD 83) or Northing 735665.15 and Easting 1709782.68. Said iron pin being the southern-most corner of herein described tract, and being the western most corner of the Lanny Mooneyhan property, as of record in Sale Instrument DB-20180118-0005305, Register's Office for Davidson County, Tennessee; thence leaving said Mooneyhan property, and along said Whites Creek Pike ROW, N 35°27'46"W a distance of 50.00 feet to a set ½" iron pin capped "TTL." Thence, leaving said ROW, and along a new severance line through the Hobson & Gilland property the following 8 calls: N 30°48'12"E a distance of 193.88 feet to a set ½" iron pin capped "TTL." Thence, N 38°27'18"E a distance of 247.62 feet to a set ½" iron pin capped "TTL." Thence, N 44°15'37"E a distance of 324.59 feet to a set ½" iron pin capped "TTL." Thence, S 72°57'24"E a distance of 202.14 feet to a set ½" iron pin capped "TTL." Thence, N 72°07'06"E a distance of 169.50 feet to a set ½" inch iron pin capped "TTL." Thence, N 33°51'07"E a distance of 197.97 feet to a point in a pond. Thence, N 62°30'13"E a distance of 369.27 feet to a set ½" iron pin capped "TTL." Thence, S 30°54'19"E a distance of 175.33 feet to a set ½" iron pin. Said iron pin being in the northern line of the Andrew Harrison property, as of record in Sale Instrument QC-20140813-073189, Register's Office for Davidson County, Tennessee. Thence, leaving said new severance line and along and past said Harrison property, and to and along said Mooneyhan property, S 62°30'23"W a distance of 1380.73 feet to a ½" iron pin. Thence, continuing along said Mooneyhan property, S 32°00'59"W a distance of 204.60 feet to said Point of Beginning, containing 222,033 square feet or 5.10 acres, more or less, according to survey by TTL, Inc., Joshua A. Meeks, TN RLS #2790, dated 09/01/2022.

BEING a portion of the same property conveyed to Robert W. Hobson and wife, Janet Gilland, by Warranty Deed from Joe L. Wall, Trustee and Deborah L. Wall, Trustee of the Wall Family Revocable Living Trust Agreement Dated 12/20/2010, dated August 10, 2020 and filed of record in Instrument No. 20200813-0090430, and corrected in Instrument No. 20200909-0102530, Register's Office for Davidson County, Tennessee.

Janet Gilland is one and the same person as Janet Gilland Hobson.

Unimproved ☒

This is improved ☐ property, known as 5.11 Acres of 7786 Whites Creek Pike, Joelton, TN 37080
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of October, 2022

Robert W. Hobson

Janet Gilland Hobson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert W. Hobson and Janet Gilland Hobson, the within named bargainor, 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 7th of October, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023