Karen Johnson Davidson County
Batch# 930624 DEEDWARR
10/17/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20221017-0113408

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr-
290
Brentwood, TN 37027
B-22-4611

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of October, 2022

Notary Public

Commission Expires: 11/6/2026

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark W. Hobbs and Melissa D. Hobbs 125 Postwood Place Nashville, TN 37205	Citibank N.A. 480 Washington Blvd. 30th Floor Jersey City NJ 07310	103-15-0A-025.00-CO

WARRANTY DEED

FOR AND IN 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,

J & B Realty Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark W. Hobbs and Melissa D. Hobbs, husband and wife

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. 25 on the Revised Plan of Postwood of record in Plat Book 5200, Page 104, 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 Hubert E. Yeary and wife, Vicki Ann Yeary by Warranty deed from Alice O. Cooper, unmarried of record in Book 6408, page 217, Register's Office for Davidson County, Tennessee, dated October 12, 1984 and recorded on October 23, 1984. The said Vicki Ann Yeary having died on January 7, 2019, vesting Hubert E. Yeary as the surviving tenant by the entirety.

Being the same property conveyed to J & B Realty Holdings LLC, a Tennessee limited liability company by Warranty deed from Hubert E. Yeary, widower of record in Instrument No. 20220202-0012306 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on February 02, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 125 Postwood Place, Nashville, TN 37205

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 so 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.

Dated this the 14th day of October, 2022.

J & B Realty Holdings LLC, a Tennessee Limited Liability Company

By: _____
Michael Jakubowski, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____(notary) of the state and county mentioned, personally appeared Michael Jakubowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of J & B Realty Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Michael Jakubowski as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, this 14th day of October, 2022.

_____
Notary Signature

Printed Name: Susan S. Heinrich

My commission expires: 7-6-2024

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10-14-2022 (date of document).

Affiant Signature

10-17-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY