WARRANTY DEED

Karen Johnson Davidson County
Batch# 936254 DEEDWARR
11/01/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20221101-0117831

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Hobbs	NEW OWNER	095-08-0-131
(NAME)	(NAME)	
2607 Crump Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William Mark Gleaves, Elizabeth Michele Phelps, Brenda Leigh Blunkall, and Virginia Mae Davis,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John C. Hobbs, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 31 on the Map of Woodberry Park, as of record in Book 2113, pages 117, 118, and 119, Register's Office of Davidson County.

Being part of the same property conveyed to A. & C. Homes, Inc., by Warranty Deed from Andrew Ewing, dated 11/04/1954, of record in Book 2332, Page 23, Register's Office for Davidson County, Tennessee.

The said William Lee Gleaves died on 07/16/2004, leaving the said Okerleen P. Gleaves the sole surviving tenant by the entirety.

Being the same property conveyed to Okerleen P. Gleaves, William Mark Gleaves, Elizabeth Michele Phelps, Brenda Leigh Blunkall, and Virginia Mae Davis, with rights of survivorship, by Quit Claim Deed from Okerleen P. Gleaves, dated 11/27/2019, of record in Instrument 201912030124308, Register's Office for Davidson County, Tennessee.

The said Okerleen P. Gleaves having since died on 01/22/2022.

Subject To (1) All matters shown on the plat of record in Plat Book 2133, Page, 117, Book 2133, Page 118, Book 2133, 119, (2) Covenants, conditions, easements, and restrictions recorded of record in Book 2297, Page 194, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2544 Hibbitts Road, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of October, 2022.

William Mark Gleaves

Elizabeth Michele Phelps

Brenda Leigh Blunkall

Virginia Mae Davis

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Mark Gleaves, Elizabeth Michele Phelps, Brenda Leigh Blunkall, and Virginia Mae Davis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of October, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 10-25-22.

Tracey Trumphour
Affiant
Date: 10-25-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of October, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY