Karen Johnson Davidson County
Batch# 936935 DEEDWARR
11/02/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20221102-0118379

This Instrument Prepared By,
And When Recorded, Return To:
Saddle Creek Title, LLC
775 Ridge Lake Blvd., Suite 105
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 31 **day of October, 2022**, by and between **NHB, LLC, a Tennessee Limited Liability Company,** party of the first part, and **Mose Jobe, III, an unmarried man,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Lot 4 and part of 28, Block GG, Fairview Subdivision, as shown on plat of record in Plat Book 1130, Page 54, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to NHB, LLC, a Tennessee Limited Liability Company, from Stephanie Birdine, a single woman, by a Warranty Deed of record dated 01/24/2022 and recorded 02/28/2022 at Instrument Number 202202280022427, in the Register's Office of Davidson County, Tennessee.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor/Grantee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in Plat Book 1130, Page 54, in the Shelby County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

NHB, LLC

By: Christy Hunt, Authorized signor

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Christy Hunt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the authorized signor of NHB, LLC, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and Notarial Seal at office this 31 day of October, 2022.

KRISTEN WHEELER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-23-2023

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$319,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of October, 2022.

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11-08-2022

Tax Parcel: 069-03-0-029

Property Address: 4009 East Fairview Drive, Nashville, TN 37218

Name & Address of Owner and Mail Tax Bills to:
Mose Allen Jobe, III

4009 East Fairview Dr
Nashville, TN 37218

Certificate of Authenticity

I, Holly A Mason, 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 10/31/22.

Affiant Signature

10/31/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY