Karen Johnson Davidson County
Batch# 965953 DEEDWARR
01/31/2023 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,213.60
20230131-0007060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beserat Negash	New Owner	Parcel ID: 059-08-0-016.00 and 059-08-0-035.00
(NAME)	(NAME)	
2708 and 2710 Vista Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeff Davis, a married person and Jason T. Hobbs and wife, Jana R. Hobbs**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beserat Negash***, 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:

* an unmarried man

Tract 1: 2708 Vista Lane (059-08-0-016.00)

Land in Davidson County, Tennessee, being Lot No. 131A on the Plan of Zone Lot Division of Lot Nos. 130 and 131, Section Four, Third Addition, Trinity Hills Village of record in Plat Book 6250, page 202, which amends the plan of record in Plat Book 5200, page 248, 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 Jeff Davis, a married person and Jason T. Hobbs, a married person from US Bank National Association, as successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as trustee for Morgan Stanley Loan Trust 2006-12XS, by Special Warranty Deed dated February 9, 2010 and recorded on June 18, 2010 in Instrument No. 20100618-0047555, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Tract 2: 2710 Vista Lane (059-08-0-035.00)

Land in Davidson County, Tennessee, being Lot No. 131B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lot Nos. 130 and 131, Section Four, Third Addition of record in Plan Book 6250, Page 202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeff Davis and Jason T. Hobbs from Carter A. Howard and wife, Pamela C. Howard by Warranty Deed dated February 24, 2006 and recorded on March 2, 2006 in Instrument No. 20060302-0024407, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason T. Hobbs and wife, Jana R. Hobbs as to 1/2 interest from Jason T. Hobbs by Quitclaim Deed to Create a Tenancy by the Entirety, dated April 28, 2009 and recorded on May 4, 2009 in Instrument No. 20090504-0040534, Register's Office for Davidson County, Tennessee, thereby vesting said property to Jeff Davis as to 1/2 interest and Jason T. Hobbs and wife, Jana R. Hobbs, as to a 1/2 interest.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2708 and 2710 Vista Lane, Nashville, TN 37207

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. 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.

Witness our hands this 23 day of JANUARY, 2023

Jeff Davis

Jason T. Hobbs

Jana R. Hobbs

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeff Davis, a married person and Jason T. Hobbs and wife, Jana R. Hobbs, 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 and official seal, this the 23rd day of January, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/23/23 (date of document).

Affiant Signature

1/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212