WARRANTY DEED

Karen Johnson Davidson County
Batch# 981926 DEEDWARR
03/17/2023 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230317-0019543

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 03/15/23.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer L Hobbs Robert J. Hobbs, II 1829 Old Murfreesboro Pike Nashville, TN 37217	Sonata Bank 761 Old Hickory Blvd. Ste. 400 Brentwood, TN 37027	135 00 093.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton III and Juli Horton, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jennifer L. Hobbs and Robert J. Hobbs, II, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a concrete marker in the southwesterly margin of Old Murfreesboro Pike, being a corner to property purchased by Ezell, etal in Book 4176, Page 817, said Register's Office, and being the northeasterly comer of the property herein conveyed, thence with the southwesterly margin of Old Murfreesboro Pike N 53° 43' W 128.5 feet to a concrete marker, thence S 35° 40' W 175.5 feet to a concrete marker in Ezell's comer, thence S 53° E with Ezell's line 128.5 feet to a concrete marker, thence N 36° 20' E 175.5 feet with Ezell's line to the point of beginning.

BEING the same property conveyed to Alden Horton, III and Juli Horton, husband and wife by Warranty Deed from Robert C. Helson, married, dated July 8, 2019 and recorded July 15, 2019 in Instrument No. 20190715-0068712, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1829 Old Murfreesboro Pike, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand and official seal on 03/ 15 /23

Alden Horton, III

STATE OF Maine
COUNTY OF Cumberland

On 03/15/23, before me personally appeared Alden Horton, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/ 15 /23

NOTARY PUBLIC

My Commission Expires: 5 Dec 2024

MELANIE A. GOLDSTEIN
Notary Public, Maine
My Commission Expires December 5, 2024

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/15/23, before me personally appeared Juli Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/15/23



NOTARY PUBLIC

My Commission Expires: 9-7-26

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on March 15, 2023.

John Cobb Rochford

March 15, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 15, 2023.

Brooke Sobo

My commission expires: 9/8/26

