Karen Johnson Davidson County
Batch# 1007957 DEEDWARR
05/26/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20230526-0039694

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2023.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5931-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Iris Letitia Rilea	NEW OWNER	05207007100
(NAME)	(NAME)	
1100 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($519,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, STEPHEN F. HOBBS, EXECUTOR OF ESTATE OF JAMES L. HOBBS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRIS LETITIA RILEA, AS SOLE OWNERSHIP, HEREINAFTER CALLED THE GRANTEE, HER 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 part of the land formerly owned by the Layman Foundation and described as follows:

Beginning at a point in the south margin of Neely s Bend Road at the northwest corner of the tract conveyed to H. A. Bains and wife, by deed of record in Book 2018, page 49, Register's Office for said

County; thence along Bain's west Line, South 4 degrees 30 minutes East 932 feet to a point at the northeast corner of Lot No. 7 shown on the Plan of Madison Heights, Section III, as of record in Book 2083, page 111, said Register's Office; thence along the north line of said Lot No. 7 North 62 degrees 30 minutes West 214.4 feet to a concrete monument at the northwest corner of said lot; thence North 4 degrees East 950 feet to the south margin of Neely's Bend Road: thence with the margin of the same, easterly 219 feet, more or less, to the point of beginning.

Being the same property conveyed to James Leonard Hobbs and wife, Alice Fleming Hobbs, by Warranty deed from Lynn H. Jones and wife, Marcy F. Jones, of record in Book 9125, page 201, Register's Office for Davidson County, Tennessee, dated October 21, 1993 and recorded on October 25, 1993.

Alice Fleming Hobbs died on April 25, 2013, vesting James Leonard Hobbs as surviving tenant by the entirety. James Leonard Hobbs, died, testate and having never remarried after the death of Alice Fleming Hobbs, on November 25, 2022. Pursuant to the Last Will and Testament of James Leonard Hobbs, all interest in the real property described herein was made part of the Probate Estate and, as such, is subject to the control of Stephen F. Hobbs as Executor. The Last Will and Testament of James L. Hobbs is filed in Docket No. 23P216, Circuit Court of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1100 Neelys Bend Road, Madison, TN 37115
(House No.) (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 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 successors 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 my hand this 25 day of May, 2023.

Estate of James L. Hobbs

BY: _____
Stephen F. Hobbs, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen F. Hobbs,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Executor** of the **Estate of Jean F. Massey,** the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Executor on behalf of the Estate. Witness my hand and official seal this the 25 day of May, 2023.

My Commission expires 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-25-23.

Affiant Signature

5-25-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY