Karen Johnson Davidson County
Batch# 1011053 DEEDQC
06/05/2023 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230605-0042260

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Laura C. Hobson

Laura C. Hobson, Affiant

Subscribed and sworn to before me, this 19th day of April, 2023.

H R Mobley

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Laura C. Hobson & Wardell Bryan Sargent 926 Lynnwood Blvd. Nashville, TN 37205	SAME	Map 130-15 Group A Parcel 2.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laura C. Hobson**, hereinafter called the Grantor, for the purpose of transferring part of the Grantor's ownership interest in the subject real property to the Grantor's spouse, hereby remises, releases and quitclaims a one-third (1/3) tenant-in-common

interest of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Wardell Bryan Sargent**, hereinafter called the Grantee, and the Grantee's successors and assigns.

After this transfer, the subject real property shall be owned in the following manner: a two-thirds (2/3) tenant-in-common interest in Laura C. Hobson; and a one-third (1/3) tenant-in-common interest in Wardell Bryan Sargent.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of April, 2023.

Laura C. Hobson

Laura C. Hobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura C. Hobson, 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 seal, at office, this 19th day of April, 2023.

My Commission Expires: _____

H R Mobley

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land in Davidson County, TN, being Unit No. Bas shown on the Plat of Lot No. 1, on the Plan of Lynwood & Tyne, as of record in Plat Book 8250, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura C. Hobson by deed from Roger Mack Gordon, of record as Instrument No. 20010716-0075144, Register's Office for Davidson County, Tennessee.

This is improved property known as 926 Lynnwood Blvd., Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 4/19/23.

4/19/23
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of April, 2023.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

