Karen Johnson Davidson County
Batch# 1018352 DEEDWARR
06/23/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230623-0047959

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $310,000.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Willis P. Sturdivant, III	**New Owner**	**131-02-0A-112.00CO**
2116 Hobbs Rd., N-6		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Williams Cole Hubbard, an unmarried man, and John Stewart Hubbard, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willis P. Sturdivant, III, a married man

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. N-6 on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of Tennessee Code Annotated and is subject to the provisions and requirements thereof; subject to By-Laws for the administration thereof; subject to the easements, rights and interests in favor of other unit owners; all sewer, water, electrical, telephone and other utility casements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and, also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments, Master Deed of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to John Stewart Hubbard and Williams Cole Hubbard, by Warranty Deed from Joanna Lynn Wright, Trustee of The James P. Wright Residuary Trust, created January 10, 2019, of record in Instrument No. 20220817-0093222, dated August 15, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 54, amending Plat Book 4595, Page 74, Register's Office for Davidson, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, Book 8483, Page 670, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 5289, Page 558, amended in Book 6822, Page 893, Book 7824, Page 974, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5296, Page 689, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 5848, Page 179, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 4060, Page 200, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2116 Hobbs Road, N6, Nashville, TN 37215.

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 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.

The Grantor certifies by signature below that the property conveyed has been used for investment purposes only and has never been used as the marital residence.

Witness my/our hand(s) this 23rd day of June, 2023.

* Williams Cole Hubbard
Williams Cole Hubbard

* John Stewart Hubbard
John Stewart Hubbard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Williams Cole Hubbard and John Stewart Hubbard, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2023.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

File #: **23-246**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Scott Hubbard, 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

June 23, 2023.

Date

Affiant Signature

June 23, 2023

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2023



Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)