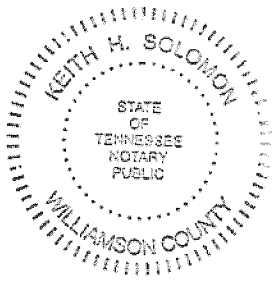
Karen Johnson Davidson County
Batch# 1021398 DEEDWARR
06/30/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230630-0050292

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2023. Notary Public My commission expires: 03/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Premium Title Partners Title & Escrow
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Bowman Trust Agreement, dated March 30, 2021	**Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Bowman Trust Agreement, dated March 30, 2021**	**093 06 0A 015.00**
301 Demonbreun Street, Unit 301	**301 Demonbreun Street, Unit 301**	
Nashville, TN 37201	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Owensboro Recreation Real Estate, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Bowman Trust Agreement, dated March 30, 2021

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davison County, Tennessee, known as Unit No. 301 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No(s). 20151203-0122000, 20170324-0029048 and 20181016-0102535, Register's Office for Davidson County, Tennessee, and Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, amended in Instrument No(s). 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Owensboro Recreation Real Estate, LLC, by Warranty Deed from Cydney Miller, of record in Instrument No. 20181105-0109537, in the Register's Office of Davidson County, Tennessee, dated November 1, 2018 and recorded on November 5, 2018.

This is improved property known as **301 Demonbreun Street, Unit 301, Nashville, TN 37201.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of June, 2023.

Owensboro Recreation Real Estate, LLC

BY: _____

Lisa Nehls, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lisa Nehls, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Member of Owensboro Recreation Real Estate, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Member.

Witness my hand and official seal this 29th day of June, 2023.

_____

Notary Public

My Commission Expires: 03/16/25

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Premium Title Partners File No. 23-000005-660

SP 11/2015

Tennessee Certification of Electronic Document

I, W. Reid Solomon, 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 6/29/23 (date of document).

Affiant Signature

6/29/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

