Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1030351 DEEDWARR
07/25/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230725-0057352

2023-233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2023.

Notary Public
My Commission Expires: 1.30.27

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Seth Kellow	New Owner	
561 Old Lebanon Dirt Road		086-03-0-073.00
Hermitage, TN, 37076		

WARRANTY DEED

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 acknowledged, we

Andreas Hobbs, Administrator of the Estate of Elisabeth Hobbs, deceased, Andreas Hobbs and Roger Hobbs, heirs of Elisabeth Hobbs, deceased

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Seth Kellow, single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Ridgemere of record in Plat Book 6250, Page 937, 938 and 939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth W. Hobbs and wife, Elisabeth M. Hobbs by Warranty Deed from Michael C. Rhea, unmarried of record in Book 10149, Page 850, Register's Office for Davidson County, Tennessee, dated August 1, 1996 and recorded on August 7, 1996.

Kenneth W. Hobbs died November 6, 2019, leaving Elisabeth M. Hobbs as the surviving tenant by the entirety.

Elisabeth Hobbs died intestate November 30, 2022, her estate being administered through Davidson County Probate Court, Docket No. 23P576. Appointing Andreas Hobbs as the Administrator of the Estate of Elisabth Hobbs, deceased.

Administrator Quitclaim Deed of record in Instrument No. 20230712-0053143, Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 12, 2023.

Elisabeth M. Hobbs and Elisabeth Hobbs being one and the same person.

Affidavit of Heirship of record in Instrument No. 202307250057351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **561 Old Lebanon Dirt Road, Hermitage, TN 37076.**

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 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.

Witness our hands this 13th day of July, 2023.

The Estate of Elisabeth Hobbs, deceased

Andreas Hobbs, Administrator

Andreas Hobbs

Roger Hobbs

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 Andreas Hobbs, Administrator of the Estate of Elisabeth Hobbs, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2023. 20th DSA

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 Andreas Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2023. 20th DSA

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 Roger Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 July 13, 2023.

Tracey Trumphour
Affiant
Date: 7.13.2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of July, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY