Karen Johnson Davidson County
Batch# 1037690 DEEDQC
08/14/2023 08:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230814-0062748

File No: 30400511
Grantor's Loan No. 105332118

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Robbie Diane Hobbs** and **Elliot Hobbs**, 5109 Ashley Dr, Nashville, TN 37211

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 161 06 0 017.00

## QUITCLAIM DEED

**Robbie Diane Hobbs,** unmarried, ("Grantor"), of **5109 Ashley Dr, Nashville, TN 37211**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Robbie Diane Hobbs**, unmarried, and **Elliot Hobbs,** unmarried, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **5109 Ashley Dr, Nashville, TN 37211,** with quitclaim covenants, the following described real estate:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING LOT NO. 71 ON THE PLAN OF MCMURRAY WOODS, SECTION 3, AS OF RECORD IN BOOK 3300, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:**

**BEGINNING ON THE WESTERLY MARGIN OF ASHLEY DRIVE AT THE CORNER OF LOTS NO. 71 AND 72; THENCE WITH SAID DRIVE, SOUTHWARDLY 147.10 FEET; THENCE SOUTH 87 DEGREES 09' WEST 214.8 FEET TO THE COMMON CORNER OF LOTS NO. 71, 79, AND 80; THENCE WITH THE LINE BETWEEN LOT NO. 71 AND LOTS NOS. 79 AND 78, NORTH 32 DEGREES 20' WEST 131.15 FEET TO THE SOUTHWEST CORNER OF LOT NO. 77; THENCE WITH THE EASTERLY LINE OF SAID LOT NO. 77, NORTH 2 DEGREES 31' EAST 57.5 FEET TO THE CORNER OF LOTS NOS. 71 AND 72; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 284.5 FEET TO THE BEGINNING.**

**Commonly known as: 5109 Ashley Dr, Nashville, TN 37211**

**BEING THE SAME PROPERTY CONVEYED TO ROBBIE DIANE HOBBS FROM MARJORIE ELAINE SULLIVAN, DECEASED, DATED 07/10/2023, RECORDED 07/11/2023, DEED INSTRUMENT # 20230711-0052913, COUNTY OF DAVIDSON, STATE OF TENNESSEE**

**Parcel ID: 161 06 0 017.00**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Aug 5, 2023:

Robbie Diane Hobbs

**Robbie Diane Hobbs**

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robbie Diane Hobbs**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of Aug, 2023.

Notary Public

My commission Expires
1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Robbie Diane Hobbs
Affiant

Subscribed and sworn to before me on this the 5 day of Aug, 20 23.

Notary Public

My Commission Expires: 1-28 2024

SEAL

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Amy Cox, 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 08/05/2023 (date of document).

Affiant Signature

08/10/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10 day of AUGUST, 2023.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282