Karen Johnson Davidson County
Batch# 1056335 DEEDWARR
10/03/2023 07:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20231003-0077461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-0117

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Woodlands Wealth Group, LLC	**New Owner**	
(NAME)	(NAME)	**117 07 0D 029.00**
PO Box 128341		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN HOBSON, A MARRIED PERSON, AND ROBERT A. HOBSON, JR. AND NANCY C. HOBSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOODLANDS WEALTH GROUP, LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 29, Amended Condominium Site Plan Park Green, as shown on plat of record in Plat Book 6250, Page 253, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing The Park Green Homeowners' Association Condominium recorded in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Morgan Hobson, unmarried and Robert A. Hobson, Jr., and Nancy C. Hobson, husband and wife, Tenants in Common with the Right of Survivorship, by Warranty Deed from Donald R. Williamson and Julie A. Williamson, Trustees, Williamson Family Revocable Living Trust Agreement dated August 19, 2015, of record in Instrument No. 20201005-0115159, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on October 05, 2020.

The said Morgan Hobson having since married, her spouse, Jonathan Payne does hereby join in the execution of this deed to convey any and all marital interest he may have in said property.

This conveyance is subject to:
*County of Davidson property taxes for the year 2023 and thereafter, now due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amended Condominium Site Plan Park Green, as recorded in Plat Book 6250, Page(s) 253.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park Green Homeowners' Association Condominium of record in Book 6247, Page 872, as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement recorded in Book 7275, Page 808 and Book 7275, Page 811.

*Storm Water Detention Agreement as set forth in instrument recorded in Book 6269, Page 167.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **117 Matthew Lane, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd day of October, 2023.

Morgan Hobson

Jonathan Payne

Robert A. Hobson Jr. by Morgan Hobson
Attorney in Fact
Robert A. Hobson, Jr. by Morgan Hobson, his Attorney-In-Fact

Nancy C. Hobson by Morgan Hobson
Attorney in Fact
Nancy C. Hobson by Morgan Hobson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Morgan Hobson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2023.

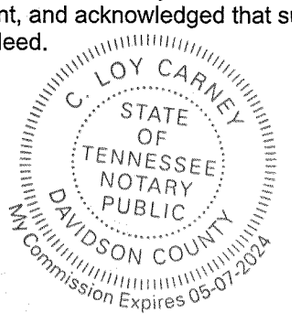
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Jonathan Payne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2023.

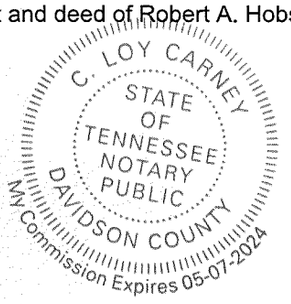


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Morgan Hobson, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Robert A. Hobson, and acknowledged that such person (or persons) executed the same as the free act and deed of Robert A. Hobson.

Witness my hand, at office, this 2nd day of October, 2023.

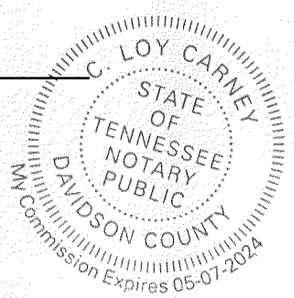


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Morgan Hobson, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Nancy C. Hobson, and acknowledged that such person (or persons) executed the same as the free act and deed of Nancy C. Hobson.

Witness my hand, at office, this 2nd day of October, 2023.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 2nd day of October, 2023.

Affiant Signature

Date 10/2/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

