Karen Johnson Davidson County
Batch# 1060668 DEEDWARR
10/16/2023 08 33 07 AM 3 pgs
Fees $17 00 Taxes $0 00
20231016-0080628

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 160 06 0 003.00

# WARRANTY DEED

| Property Address & New Owner | * | Mail Tax Statement to |
|---|---|---|
| DAVID S. HOBSON, Trustee of the | * | David S. Hobson |
| DAVID S. HOBSON | * | 734 Baxter Lane |
| REVOCABLE LIVING TRUST | * | Brentwood, TN 37027 |
| 734 Baxter Lane | * | |
| Brentwood, TN 37027 | * | |

The GRANTOR, **DAVID S. HOBSON**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm all right, title and interest in the below-described property to:

**DAVID S. HOBSON, Trustee of the**
**DAVID S. HOBSON REVOCABLE LIVING TRUST,**
**dated October 9, 2023**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A tract of land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded Map of the Baxter 110 acre tract, described according to a survey made by Earle Drake, County Surveyor, January 10, 1918, as follows:

Beginning in the center of the county road at a point South 85 degrees East 577 feet from the center of Franklin Turnpike, being S.E. Binkley's southeast corner; thence with the center of said road, South 85 degrees East 445.6 feet; thence North 5 degrees East 488.8 feet; thence North 85 degrees West 445.6 feet to Brinkley's northeast corner; thence South 5 degrees West 488.88 feet to the beginning, containing five acres, more or less.

Being the same property conveyed to DAVID S. HOBSON by Quitclaim Deed of record at Instrument No. 20080806-0081044 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of October, 2023, by the undersigned.

**DAVID S. HOBSON**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DAVID S. HOBSON,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS ~~my hand~~ and Notarial Seal at office this 9th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

**AFFIANT**

Subscribed and sworn to before me this 9th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025