ADDRESS NEW OWNER AS:
Austin B. Dobbs and Mary A. Dobbs
6610 Wilhugh Pl.
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 102 08 0 063.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 3717[illegible]

Karen Johnson Davidson County
Batch # 1088421 DEEDWARR
01/04/2024 02:24:59 PM 2 pgs
Fees: $13.00 Taxes: $1,953.60
20240104-0000964

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Joshua G. Evans**, unmarried, hereinafter called the Grantor/s, **Austin B. Dobbs and Mary A. Dobbs**, husband and wife, hereinafter called the Grantee/s;

WITNESSETH:

That for and in consideration of the sum of **$528,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor/s have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee/s, survivor, heirs, successors or assigns, a certain tract or parcel of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being further described as follows, to wit:

Being Lot No. 93 on the Plan of Horton Heights, Section 5, as of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 89 feet on the northwesterly side of Wilhugh Place and extends back 227.5 feet on the northerly line and 221.5 feet on the southerly line to a dead line, measuring 96 feet thereon.

PLAT MATTERS: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on Plan of Horton Heights, Section 5, as of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua G. Evans by quitclaim deed from Dianne Taylor Evans, recorded February 3, 2023 in Instrument No. 20230203-0007935, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or an in way appertaining unto the said Grantee/s, their survivor, heirs, successors or assigns in fee simple forever.

The Grantor/s further covenant with the Grantee/s, survivor, heirs, successors or assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and

convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor/s have hereunto set signatures on the dates indicated in the notary acknowledgements below.

JOSHUA G. EVANS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua G. Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on December 28, 2023.

NOTARY PUBLIC

My Commission Expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$528,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on January 2, 2024.

NOTARY PUBLIC/Register

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024