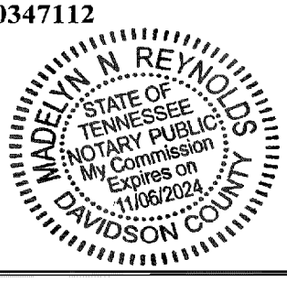
Karen Johnson Davidson County
Batch# 1121448 DEEDWARR
04/10/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240410-0025476

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347112** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Thomas Hobbs 3218 Crislynndale Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 050 15 0 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valerie Bristol and Eliud Flores Olivas, husband and wife, as tenants by entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Thomas Hobbs, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 544, as shown on the map entitled Section Three, Parkwood Estates, of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Valerie Bristol and Eliud Flores Olivas, wife and husband, as tenants by the entirety, by Quitclaim Deed from Valerie Bristol and Eliud Flores Olivas F/K/A Eliud Flores, wife and husband, of record in Instrument No. 20220310-0027911, in the Register's Office of Davidson County, Tennessee, dated February 22, 2022, and recorded on March 10, 2022.

Being the same property conveyed to Valerie Bristol and Eliud Flores Olivas, wife and husband, by Warranty Deed from Sandy Nelson, an unmarried woman, of record in Instrument No. 20200526-0053756, in the Register's Office of Davidson County, Tennessee, dated May 08, 2020, and recorded on May 26, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Parkwood Estates, as recorded in Plat Book 3300, Page(s) 31.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3313, Page 402, as amended in Book 3616, Page 269.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 3218 Crislynndale Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2024.

Valerie Bristol

Eliud Flores Olivas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valerie Bristol and Eliud Flores Olivas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 9, 2024.

Affiant Signature

4/9/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of April, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY