Karen Johnson Davidson County
Batch# 1126168 DEEDQC
04/23/2024 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240423-0029282

THIS INSTRUMENT PREPARED BY: **Samuel J. Blanton** **TUNE, ENTREKIN & WHITE, P.C.** 500 11th Ave. N., Suite 600 Nashville, Tennessee 37203 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is $0.00. Samuel J. Blanton AFFIANT Subscribed and sworn to before me, this 16th day of April, 2024. Candace Croom NOTARY PUBLIC My Commission Expires: 1-30-2027

CANDACE CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-30-2027

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Hobbs & Sons, LLC		
2607 Crump Drive	**Same**	**095-04-0-040.00**
Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JJJ Hobbs, LLC**, a Tennessee limited liability company, ("Grantor") does hereby transfer, quitclaim and convey unto **Hobbs & Sons, LLC**, a Tennessee limited liability company ("Grantee") its successors and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

See Exhibit A incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: all easements, restrictions, encumbrances and other matters of record that may affect the property. The preparer of this deed makes no representation as to the status of title to the property described herein.

This is improved property commonly known as 2501 Lebanon Road, Nashville, TN 37214.

[Signature on Next Page]

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 16th day of April, 2024.

JJJ Hobbs, LLC
a Tennessee limited liability company

By: _____

Name: John C. Hobbs

Title: Member

STATE OF Tennessee)

COUNTY of Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John C. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of JJJ Hobbs, LLC, a Tennessee limited liability company, and itself also the sole bargainor, and who further acknowledge that he executed the foregoing instrument for the purposes therein contained on behalf of the bargainor, by signing in said capacity.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 16th day of April, 2024.

Candace Croom
Notary Public

My Commission Expires:

1-30-2027

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

EXHIBIT A

2501 Lebanon Road - Being the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78° 45' East, 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as widened, North 78° 45' East, 114.1 feet to a stake in the West line of property still owned by Archie C. Combs and wife; thence on a new line with Combs West line, South 1° 49' West, 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78° 45' West, 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened North 1° 49' East, 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor, on November 8, 1952.

Being the same property conveyed to JJJ Hobbs, LLC from Hobbs & Sons, L.P. by Quitclaim Deed of record as instrument number 20150624-0060778, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

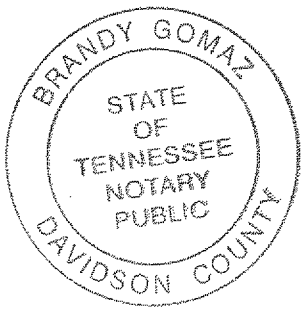
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 16, 2024 (date of document).

Affiant Signature

April 16, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25