This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1132407 DEEDQC
05/08/2024 12:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240508-0033936

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map-Parcel #'s:
Hobbs Trust Agreement	New Owner	Map and Parcel: 093 06 0A 015.00
PO Box 799		
Richmond, MO 64085		

QUITCLAIM DEED

This Quitclaim Deed is made this 24th day of April 2024, by **Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Bowman Trust Agreement, dated March 30, 2021**, Grantors, of the City of Richmond, County of Ray, State of Missouri, to **Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Trust Agreement, dated March 30, 2021,** Grantee, of the City of Richmond, County of Ray, State of Missouri.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Shannon Ray Hobbs and Annie Brook Bowman, Trustees, or their successors in trust, under the Hobbs Trust Agreement, dated March 30, 2021**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully

described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 301 Demonbreun Street, Unit 301, Nashville, Tennessee 37201.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantors have executed this deed on the date first written above.

Shannon Ray Hobbs, Grantor

Annie Brook Bowman

Annie Brook Bowman, Grantor

STATE OF KANSAS
COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Shannon Ray Hobbs**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 6/27/2024

STATE OF KANSAS NOTARY PUBLIC
KERRY CHRISTIAN CONNEALY
My Appointment Expires
June 27, 2024

STATE OF KANSAS
COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Annie Brook Bowman**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 6/27/2024

STATE OF KANSAS NOTARY PUBLIC
KERRY CHRISTIAN CONNEALY
My Appointment Expires
June 27, 2024

The actual consideration or value for this transfer is $0.00.

Shannon Ray Hobbs, Trustee

Sworn to and subscribed before me this 24th day of April 2024.

Notary Public

My commission expires 6/27/2024

STATE OF KANSAS NOTARY PUBLIC
KERRY CHRISTIAN CONNEALY
My Appointment Expires
June 27, 2024

Exhibit A — Property Description

A certain condominium apartment in the First Civil District of Nashville, Davison [sic] County, Tennessee, known as Unit No. 301 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No (s). 20151203-0122000, 20170324-0029048 and 20181016-0102535, Register's Office for Davidson County, Tennessee, and Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, amended in Instrument No(s). 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Shannon Ray Hobbs and Annie Brook Bowman, Trustees under the Hobbs Bowman Trust Agreement, dated March 30, 2021, from Owensboro Recreation Real Estate, LLC, by Warranty Deed dated June 29, 2023, of record in Instrument No. 20230630-0050292 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Owensboro Recreation Real Estate, LLC, by Warranty Deed from Cydney Miller, of record in Instrument No. 20181105-0109537, in the Register's Office of Davidson County, Tennessee, dated November 1, 2018 and recorded on November 5, 2018.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 24, 2024.

J. Michael Robbins

5-6-24
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 6th day of May 2024.

Notary Public

My Commission Expires: 7-22-25

