Karen Johnson Davidson County
Batch# 1139213 DEEDWARR
05/24/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20240524-0038874

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $252,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2024. Notary Public My commission expires: 9/30/2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Addrienne Alsup	**New Owner**	**163-05-0B-190.00CO**
5170 Hickory Hollow Parkway, Unit 110		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stuart Hobbs and Vanessa Hobbs, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Addrienne Alsup, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 198 on the Plan of Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes) of record in Instrument No. 20050131-0011265 and Boundary Plat of record in Plat Book 9700, Page 538-539 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa Hobbs and Stuart Hobbs, wife and husband, by Warranty Deed from Jillian Cowley, unmarried, dated April 15, 2021, of record in Instrument No. 20210420-0052446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 10719, Page 425, amended in Book 11167, Page 757, Instrument No. 20051128-0143120, Instrument No. 20021017-0127808, Instrument No. 20050131-0011265, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 10719, Page 464, amended in Book 11167, Page 759, Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee. All matters of record in Plat Book 9700, Pages 538 and 539, in the Register's Office for Davidson County, Tennessee.15. Storm Water Detention Agreement of record in Book 10506, Page 278 and Instrument No. 20041213-0147981, in the Register's Office for Davidson County, Tennessee. Assignment of Declarants Rights of record in Instrument No. 20051128-0143119, in the Register's Office for Davidson County, Tennessee.
e. Subject to rights of others in and to common areas/elements.
f. Subject to lien for special assessment contained in DCCR's/Master Deed.
g. Subject to HOA dues- if any.
h. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5170 Hickory Hollow Parkway, Unit 110, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of May, 2024.

Stuart Hobbs

Stuart Hobbs

Vanessa Hobbs

Vanessa Hobbs

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stuart Hobbs and Vanessa Hobbs,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2024.

Quazi Md Ziaul Hoque

Notary Signature
My commission expires: 12/10/2024

NOTARY PUBLIC STATE OF TEXAS

Quazi Md Ziaul Hoque

ID NUMBER
132818593
COMMISSION EXPIRES
December 10, 2024

Electronically signed and notarized online using the Proof platform.

File #: 24-164
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 5/20/24.

Affiant Signature

5/22/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARY ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY