This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23085-AP

Karen Johnson Davidson County
Batch# 1186573 DEEDWARR
09/26/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240926-0074548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2024.

Notary Public
My Commission Expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Erikka Pope<br>2116 Hobbs Rd, Unit J2<br>Nashville, TN 37215 | NEW OWNER | 131-2-A-53.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David J. Greider and Jocelyn D. Harms, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erikka Pope, single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit J-2, together with the appurtenant common elements of Hobbs House, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Hobbs House of record in Book 5289, page 515, as amended and supplemented in Book 5292, page 958; Book 5293, page 612; and in Book 7802, page 299, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended and supplemented. Reference is hereby made to the site plan of Hobb House Apartments, of record in Book 4595, page 74; as amended in Book 5200, page 54, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to David J. Greider and Jocelyn D. Harms, husband and wife by Quitclaim Deed from David J. Greider and Jocelyn D. Harms, who both acquired title as unmarried, dated April 30, 2015, recorded May 12, 2015, of record in Instrument No. 20150512-0043358, Register's Office for Davidson County, Tennessee; and further, David J. Greider, an unmarried man and Jocelyn D. Harms, unmarried woman, as tenants in common with right of survivorship by Warranty Deed from James Mark Sorrells, unmarried, dated April 22, 2011, recorded April 26, 2011, of record in Instrument No. 20110426-0031741, said Register's Office.

This is improved property located at: **2116 Hobbs Road, J2, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 19th day of September, 2024.

GRANTOR:

David J. Greider

Jocelyn D. Harms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David J. Greider and Jocelyn D. Harms, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024



202409260074548

Certificate of Authenticity

I, Barbara McGinty, 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 9-25-2024.

Date

Affiant Signature

9-25-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY