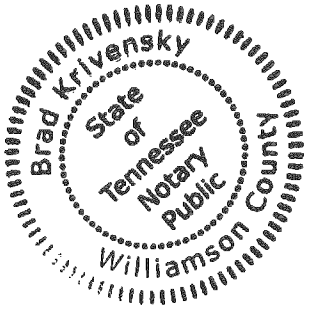
This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4359-TM

Karen Johnson Davidson County
Batch# 1192711 DEEDWARR
10/11/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241011-0078933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2024.

Notary Public
My Commission Expires: 10/27/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Hayden Hobdy 3259 Harpeth Springs Drive Nashville, TN 37221	New Owner	141 06 0D 123.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David B. Rowe, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William Hayden Hobdy**, hereinafter called the Grantee, his 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 Unit No. 123 on the Plan of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT of record in Plat Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Rowe, a Single Man, by Warranty Deed from Holly M. Perez, Married, of record in Instrument No. 20190909-0090417, in the Register's Office of Davidson County, Tennessee, dated September 05, 2019, and recorded on September 09, 2019.

This is improved property located at: **3259 Harpeth Springs Drive, Nashville, TN 37221**

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 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 10th day of October, 2024.

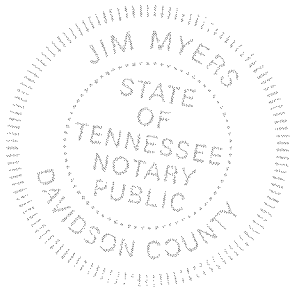
GRANTOR:

David B. Rowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 10th day of October, 2024.



Notary Public
My Commission expires: 11/6/2024

Certificate of Authenticity

I, Nick Harris, 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 October 10, 2024.

Affiant Signature

10/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 2024

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY