Karen Johnson Davidson County
Batch# 1206460 DEEDQC
11/19/2024 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089479

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 15, 2024.

ERIC J. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2028

Notary Public

My Commission Expires: _____

New Owner Address:
Hobbs Trust
3904 Kimpalong Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
131 02 0A 050.00

QUITCLAIM DEED

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Hobbs Trust**, dated effective December 5, 2014 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 15, 2024**.

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 15, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Map & Parcel: 131 02 0A 050.00
Property Address: 2116 Hobbs Road, Unit 1-11, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Unit I-11, Hobbs House Condominium Apartments, as shown on plat of record in Plat Book 5200, Page 54, as established under Master Deed of record in Book 5289, page 515, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014, from Jonathan C. Wall by deed of record in Instrument No. 20150821-0084510, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2116 Hobbs Road, Unit 1-11, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 November 15, 2024.

Affiant Signature

11/15/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day November 15, 2024.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028