Name and Address of New Owner.
John Baldwin, Jr and Kimberly Baldwin
324 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1216522
12/16/2024 09 53 35 AM
Fees $13 00 Taxes $2,312 50
Davidson County
DEEDWARR
2 pgs
20241216-0097292

This Instrument Prepared By·
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No. 011-00-0-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amy Kathleen Hobbs, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Sheldon Baldwin, Jr. and Kimberly Baldwin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No 4 on the Plan of Harry D. Huffines Subdivision, as of record in Plat Book 5800, Page 99, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

Being the same property conveyed to Amy Kathleen Hobbs, married woman by Warranty Deed from Buying Houses, LLC, a Tennessee limited liability company, dated March 10, 2021, of record in Instrument No. 20210603-0074259, Register's Office for Davidson County, Tennessee

Neal Vosberg, spouse of Amy Kathleen Hobbs, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as· 3329 Freeman Hollow Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of December, 2024.

(SEAL)
Amy Kathleen Hobbs

(SEAL)
Neal Vosberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December, 2024, before me personally **appeared Amy Kathleen Hobbs and Neal Vosberg**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of December, 2024.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 day of December, 2024.

Notary Signature
My commission expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026