Karen Johnson Davidson County
Batch# 1221149 DEEDWARR
12/30/2024 08:47:30 AM 9 pgs
Fees: $48.00 Taxes: $188.70
20241230-0100858

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $51,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2024. Notary Public My commission expires: 7/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ricketta Danielle Joyce	New Owner(s)	080-08-0-219.00
5341 Ryan Allen Cir		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **YOLANDA JOBE**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE JOYCE, DANIELLE JOYCE AS CUSTODIAN FOR NYLAH HARDIMAN PURSUANT TO THE TENNESSEE UNIFORM TRANSFER TO MINORS ACT, SHANQUELLUS HOWARD AS CUSTODIAN FOR KARTER HOWARD PURSUANT TO THE TENNESSEE UNIFORM TRANSFER TO MINORS ACT, BRANDON JOBE AND DONN JOBE, JR.** , 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, page 49, Register's Office for said County.

Said Lot No. 95 fronts 57 feet on the Westerly side of Ogden Drive and runs back 141.27 feet on the Northerly line and 135.24 feet on the Southerly line to a rear line measuring 50.27 feet thereon.

Being the same property conveyed to Oscar Daniel Jobe and wife, Nellie Louise Jobe by Deed from The Salvation Army, a Georgia corporation of record in Book 4805, page 146, Register's Office for Davidson County, Tennessee, dated March 05, 1974 and recorded on April 12, 1974.

The Said Oscar Daniel Jobe died on June 11, 2011.

Being the same property conveyed to Jim H. Wachter, Trustee by Quitclaim Deed from Nellie Louise Jobe and Oscar Daniel Jobe of record in Book 6115, page 72, Register's Office for Davidson County, Tennessee, dated April 17, 1983 and recorded on August 12, 1983 and within the same deed the said Jim H. Wachter, Trustee conveyed his interest in the subject property to Oscar Daniel Jobe.

Being the same property conveyed to Danielle Joyce and Yoland Jobe and Voricea Gooch as custodian for LaMya Gooch pursuant to the Tennessee Uniform Transfers to Minors Act, Donn Jobe as custodian for Brandon Jobe pursuant to the Tennessee Uniform Transfers to Minors Act,

and Donn Jobe as custodian for Donn Jobe, Jr. pursuant to the Tennessee Uniform Transfers to Minors Act, as tenants in common by Executor Deed from Danielle Joyce as Personal Representative of the Estate of Oscar Daniel Jobe of record in Instrument No. 20120604-0048525 Register's Office for Davidson County, Tennessee, dated June 04, 2012 and recorded on June 04, 2012.

The Said LaMya Gooch having died on April 22, 2021, leaving two minor children, Karter Howard and Nylah Hardiman.

After this conveyance the ownership interest in the subject property will be as stated below:

- Danielle Joyce (25%)
- Brandon Jobe (25%)
- Donn Jobe, Jr. (25%)
- Nylah Hardiman (12.5%)
- Karter Howard (12.5%)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1507 Ogden Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2024.

Yolanda Jobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Yolanda Jobe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

E-FILED
12/8/2023 3:43 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

DANIELLE JOYCE,	)	
	)	
Plaintiff,	)	
	)	
v.	)	No. 19-1409-II
	)	
YOLANDA JOBE, DONN JOBE, JR.,	)	
BRANDON JOBE, DANIELLE JOYCE,	)	
on behalf of minor child NYLAH HARDIMAN,	)	
and SHANQUELLUS HOWARD, on behalf of	)	
minor child KARTER HOWARD,	)	
	)	
Defendants.	)	

AGREED ORDER

The parties, as evidenced by the signatures below, having agreed to the following, it is hereby **ORDERED, ADJUDGED and DECREED** that the below terms and conditions shall be an Order of the Court:

1. The Property which is the subject of this action is known as 1507 Ogden Drive, Nashville, Tennessee 37218 (the "Property") and is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, page 49, Register's Office for said County.
>
> Said Lot No. 95 fronts 57 feet on the westerly side of Ogden Drive and runs back 141.27 feet on the northerly line and 135.24 feet on the southerly line to a rear line measuring 50.27 feet thereon.

BEING the same property conveyed to Oscar Daniel Jobe and wife, Nellie Louise Jobe, by Deed from The Salvation Army, of record in Book 6805, Page 146 and 147, Register's office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed from Oscar Daniel Jobe and wife, Nellie Louise Jobe, to Jim H. Wachter, Trustee, and from Jim H. Wachter, Trustee, to Oscar Daniel Jobe by Quitclaim Deed of record in Book 6115, Page 72 and 73, Register's office for Davidson County, Tennessee.

2. The Property was conveyed on June 4, 2012, by an "Executor Deed" from Danielle Joyce, as personal representative of the Estate of Oscar Daniel Jobe, to Yolanda Jobe, Voricca Gooch, as custodian for LaMya Gooch, a minor, and to Donn Jobe as custodian for Brandon Jobe and Donn Jobe, Jr., minors.

3. LaMya Gooch passed away on April 22, 2021, leaving two minor children, Nylah Hardiman and Karter Howard.

4. By order of the Juvenile Court of Montgomery County, Tennessee entered October 5, 2021, Shanquellus Howard was appointed as the guardian of Karter Howard.

5. By order of the Juvenile Court for Montgomery County, Tennessee entered November 8, 2021, Danielle Joyce was appointed guardian for Nylah Hardiman.

6. The parties agree that, and as evidenced by the title report filed with the Court on February 27, 2020, they are the only parties with an interest in the Property, with their interests being as follows:

Danielle Joyce	20%
Yolanda Jobe	20%
Donn Jobe, Jr.	20%
Brandon Jobe	20%
Nylah Hardiman	10%
Karter Howard	10%

7. Danielle Joyce, individually, Donn Jobe, Jr., Brandon Jobe, Danielle Joyce as guardian for Nylah Hardiman, and Shanquellus Howard, as guardian for Karter Howard

("Purchasing Parties"), desire to purchase the interest of Yolanda Jobe ("Selling Party") in the Property and Selling Party desires to sell her interest in the Property to the Purchasing Parties.

8. The Purchasing Parties intend to obtain a suitable loan (the "Loan") to pay the Selling Party for her interest in the Property, to reimburse Danielle Joyce for expenses she has incurred in connection with the Property, and to pay attorneys' fees and expenses incurred in this action. Based on communications with potential lenders, the value of the Property, and the fact that the Property is unencumbered, the Purchasing Parties fully expect to be able to obtain the Loan, but cannot guarantee the same.

9. The Purchasing Parties agree to try to obtain the Loan to consummate the sale of the Property to Selling Party such that the sale of the Property, as set forth herein, can be closed within sixty days (60) of the date of the entry of this Order. If the Loan cannot be obtained such that the purchase of the Selling Party's interest in the Property can be closed within sixty (60) days of the entry of this Order, the Purchasing Parties will ~~promptly~~ notify the Court so that the (12-8-23 ACM)
Court may issue such other and further orders it deems necessary to provide for the resolution
(12-8-23 ACM) of this action. The deadline for said notice is February 12, 2024. (12-8-23 ACM)

10. Upon the Purchasing Parties obtaining the Loan, they shall cause to be paid to the Selling Party the sum of $51,000 for all right, title, and interest of the Selling Party in the Property. Simultaneously with the payment of the $51,000, the Selling Party shall execute a deed for her interest in the Property in a form approved by the lender of the Loan and shall execute any other documents deemed necessary by the lender of the Loan to effectuate the transfer of Selling Party's interest in the Property to the Purchasing Parties as joint tenants.

11. From the Loan obtained by Purchasing Parties, Danielle Joyce shall be reimbursed the amount of $8,650 for expenses she has incurred in connection with the Property. This amount shall be reimbursed to Danielle Joyce at the closing of the loan.

12. From the Loan obtained by the Purchasing Parties, Pepper Law, PLC shall be paid $12,000 at the closing of the Loan for fees and expenses incurred in this action.

13. Upon the Loan being obtained, the payment of the amounts set forth herein, and the transfer of Selling Party's interest in the Property to Purchasing Parties, Purchasing Parties shall cause this action to be dismissed, with costs taxed to Plaintiff.

14. The Parties agree to do all other things, and to execute all other documents, necessary to effectuate the intent of this Agreed Order.

15. The status conference scheduled for Friday, December 8, 2023 was CANCELLED and the parties were directed not to appear.

IT IS SO ORDERED.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN

PREPARED FOR ENTRY:

/s/J. Ross Pepper
J. Ross Pepper (BPR #14444)
PEPPER LAW, PLC
1801 West End Avenue, Suite 850
Nashville, Tennessee 37203
Phone: (615) 256-4838
Fax: (615) 468-0384
rpepper@pepperlawplc.com

ATTORNEY FOR PLAINTIFF

APPROVED FOR ENTRY:

Danielle Joyce (Dec 7, 2023 11:12 CST)

Danielle Joyce, individually, and as
Guardian for Nylah Hardiman

Donn Jobe, Jr.

Brandon Jobe

Shanquellus Howard (Dec 7, 2023 09:42 CST)

Shanquellus Howard, as guardian for
for Karter Howard

Yolanda Jobe (Dec 7, 2023 16:15 CST)

Yolanda Jobe

APPROVED FOR ENTRY:

Danielle Joyce, individually, and as
Guardian for Nylah Hardiman

Donn Jobe, Jr.

Brandon Jobe

Shaquellus Howard, as guardian for
for Karter Howard

Yolanda Jobe

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 23. 2024.

Affiant Signature

30th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028