WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225668 DEEDWARR
01/13/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.03
20250113-0002386

State of Tennessee
County of ~~Rutherford~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2027~~ 11-26-2028

(AFFIX SEAL)

NICOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Turk	New Owner	09805012400
(NAME)	(NAME)	
5148 Hunters Point Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dakota Andrew Bobb and Jessica Bailey Bobb, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven Turk, unmarried ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 25, on the Plan of Hunter's Point Subdivision, as shown by plat of record in Plat Book 5200, Page 736, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dakota Andrew Bobb and Jessica Bailey Bobb, husband and wife by deed from Joshia Eidson and wife, Rachel Eidson, dated 11-22-19 of record in Record Instrument #201911250121184, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5148 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

HOLLINGSHEAD
TITLE & ESCROW
1720 WEST END AVENUE #403
NASHVILLE, TN 37203

Witness our hands this 9th day of January, 2025.

Dakota Andrew Bobb

Jessica Bailey Bobb

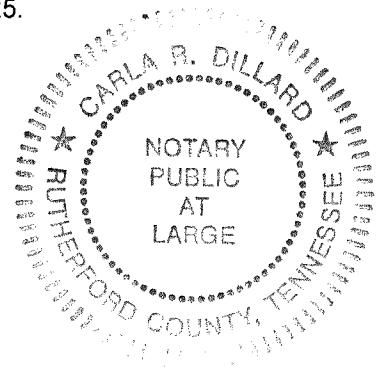
State of Tennessee
County of Rutherford

Personally appeared before me Dakota Andrew Bobb and Jessica Bailey Bobb, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of January, 2025.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2027

File No.: 3147



Certificate of Authenticity

I, Kimberly Hollingshead, 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 1.9.2025.

Kimberly Hollingshead, Esq.

January 9, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** January, **202**5.

Nichole Dowling

Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028