This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $657,500.00.

Affiant

Subscribed and sworn before me this the 28th day of January, 2025.

Notary Public
My commission expires: 5/17/28

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Karen Johnson Davidson County
Batch# 1231399 DEEDWARR
01/29/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,432.75
20250129-0006959

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan Nelson	University Bank	085-04-0A 507.00
4364 Stone Hall Blvd.	2015 Washtenaw Ave	
Hermitage, TN 37076	Ann Arbor, MI 48104	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN B. HOBSON AND ASHLEY HOBSON F/K/A ASHLEY E. BENSON, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRYAN NELSON**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 507 on the Plan of Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 2, Section 2, Planned Unit Development, as shown on plat of record in Plat at Instrument No. 20190211-0012587, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Justin B. Hobson, a single man and Ashley E. Benson, a single woman, as tenants in common with right of survivorship, by deed dated 03/28/2022, from Kevin Blessinger and Emily Blessinger, husband and wife, of record in Instrument No. 20220405-0039000, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4364 Stone Hall Blvd., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my/our hand this 8 day of January, 2025.

Justin B. Hobson

Ashley E. Hobson

STATE OF MS
COUNTY OF Madison

On this 8 day of January, 2025, before me personally appeared Justin B. Hobson and Ashley E. Hobson, 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 8 day of January, 2025.

Notary Signature
My commission expires: 2.26.2027

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 68956
CEDRICK HULL
Commission Expires
Feb. 26, 2027
HINDS COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 01/08/2025.

Affiant Signature

01/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY