WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249074 DEEDWARR
03/21/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250321-0021258

File No. DH-25-8983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-19-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2K Development LLC	Same as New Owner	
(NAME)	(NAME)	116-05-0-016.00
PO Box 120789		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Donna S. Hobson Campbell, Robert W. Hobson, and Richard D. Hobson, Co-Trustees of Barbara H. Hobson Living Trust dated October 9, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Section II, West Meade Farms of record in Plat Book 1424, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Hobson by Warranty Deed from Sandra A. Heflin of record in Instrument No. 20140818-0074428 Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 18, 2014.

Being the same property conveyed to Barbara H. Hobson, Trustee of the Barbara H. Hobson Living Trust, by Quitclaim Deed from Barbara H. Hobson of record in Instrument No. 20191104-0113278 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019. The said Barbara H. Hobson died on July 10, 2024. Robert W. Hobson, Richard D. Hobson, and Donna S. Hobson Campbell are the duly appointed successor Co-Trustees.

This is property more commonly known as 6013 Jocelyn Hollow Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 20th day of March, 2025.

Barbara H. Hobson Living Trust dated
October 9, 2019

By: _____
Donna S. Hobson Campbell, Co-Trustee

By: _____
Robert W. Hobson, Co-Trustee

By: _____
Richard D. Hobson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Richard D. Hobson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be one of the Co-Trustees of the Barbara H. Hobson Living Trust dated October 9, 2019, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Co-Trustee.

Witness my hand, at office, this 4th day of March, 2025.

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

_____
Notary Signature
My commission expires: 3-2-27

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Donna S. Hobson Campbell and Robert H. Hobson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be two of the Co-Trustees of the Barbara H. Hobson Living Trust dated October 9, 2019, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand, at office, this 20th day of March, 2025.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

_____
Notary Signature
My commission expires: May 8. 2028

Certificate of Authenticity

I, D Hardwick, 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 **March 20, 2025**.

Date

D Hardwick

Affiant Signature

March 20, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

After recording, return to:
Magnolia Title and Escrow, Inc
1104 Fatherland Street
Nashville, TN 37206