Karen Johnson Davidson County
Batch# 1291384 DEEDWARR
06/27/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20250627-0050873

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mose Jobe III	New Owner	
(NAME)	(NAME)	070 03 0A 056.00
116 Nocturne Forest Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **6608 BROCKMONT TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOSE JOBE III, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Final Plat PHASE ONE OF NOCTURNE FOREST of record in Plat Book 7900, Page (s) 20 through 22, inclusive, 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 6608 Brookmont Terrace, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Lucie K. Dobbins, Unmarried, of record in Instrument No. 20250107-0001355, in the Register's Office of Davidson County, Tennessee, dated December 30, 2024 and recorded on January 07, 2025.

Being the same property conveyed to Lucie K. Dobbins, by Quitclaim Deed from Ricky R. Dobbins, of record in Instrument No. 20240919-0072821, in the Register's Office of Davidson County, Tennessee, dated September 09, 2024, and recorded on September 19, 2024.

Being the same property conveyed to Lucie K. Dobbins, by Final Decree of Divorce from Ricky R. Dobbins, of record in Case No. 22D-773, Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Ricky R. Dobbins and Lucie K. Dobbins, husband and wife, by Warranty Deed from Tiffany D. Crawford and Omar Crawford, both unmarried, of record in Instrument No. 20170721-0073896, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017, and recorded on July 21, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 116 Nocturne Forest Ct, Nashville, TN 37207
(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.

Witness my hand this 25 day of June, 2025

6608 Brookmont Terrace, LLC,
a Tennessee Limited Liability Company

BY: X _____
Jarred Pyle, Member

BY: X _____
Brendan Dauenhaurer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jarred Pyle and Brendan Dauenhaurer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of 6608 Brookmont Terrace, LLC the within named bargainor, a Tennessee limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 25 day of June, 2025.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

_____
Notary Public

Certificate of Authenticity

I, Holly A. Mason, 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 June 25 2025.

Affiant Signature

6/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature



(Notary Seal)

My Commission Expires: 9/7/2026