Karen Johnson Davidson County
Batch# 1310354 DEEDQC
08/15/2025 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250815-0065054

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2025.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Robert W. Hobson, Trustee 7794 Whites Creek Pike Joelton, Tennessee 37080	SAME	008 00 0 061.00 009 00 0 020.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert W. Hobson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert W. Hobson, Trustee of the Robert W. Hobson Living Trust, established by the Revocable Trust Agreement of Robert W. Hobson dated August 14, 2025**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of August, 2025.

Robert W. Hobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hobson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of August, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

7794 Whites Creek Pike, Joelton, Tennessee 37080 (008 00 0 061.00)

Being a tract of land in the 1st Councilmanic District of Davidson County Tennessee, and that property conveyed to Robert Hobson under Instrument No. 20130911-0095904, Register's Office for Davidson County, Tennessee, More accurately described according to a survey consisting of two tracts by Tommy E. Walker R.L.S. TN LIC 1465 Dated 09/17/01 as follows:

Beginning at a existing iron pin in the northeasterly margin of Highway 431, said pin being the most southeast corner of herein described tract; Thence with said margin and a curve to the left (1=05°04'53", R=2730.95' & CB=N 43°21'10"W, 242.12') L=242.20'; Thence with said margin N 46°05'02"W, 120.28' to a existing iron pin; Thence now leaving said margin N 37°23'51 "E, 1119.04' to a existing iron pin; Thence S 16°53'38"E, 205.00' to a set iron pin; Thence s 24°01 '00"W, 942.00' to a set iron pin; Thence s 48°15'00"W, 138.00' to the point of beginning containing 6.937 acres.

Being the same property conveyed to Robert Hobson by deed from Christina M. Bartee, of record as Instrument No. 2013003-0103915, Register's Office for Davidson County, Tennessee.

This is improved property known as 7794 Whites Creek Pike, Joelton, Tennessee 37080.

7786 Whites Creek Pike, Joelton, Tennessee 37080 (009 00 0 020.00)

Land in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin on the northeasterly margin of Springfield Pike, 547 feet southeasterly from the SW comer of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Huffman Watts of record in Book 1855, Page 471, Register's Office for Davidson County, Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence N 26 deg. 30' E 208 feet to a stake at post; thence N 59 deg. 15' E 2650 feet to a stake; thence N 9 deg. 10' W 860 feet; thence N 87 deg. 05' W 1146 feet to a marked tree; thence S 7 deg. 45' W 139 feet to a 6 inch R Oak; thence S 1 deg 20' E with an old fence 232 feet to an iron pin in pile of stones; thence S 72 deg. 30' W 353 feet; thence S 3 deg. 15' W 410 feet to an old stake near post thence N 87 deg 30' W 236 feet to an old stake at post; thence S 37 deg 45' W 223.5 feet to an iron pin; thence S 18 deg 15'E 205 feet to an iron pin; thence S 24 deg 15' W 942 feet to an iron pin; thence S 48 deg 15' W 138 feet to the beginning containing 57.5 acres, more or less.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXCLUDED HEREIN IS THE FOLLOWIN TRACT OF LAND:

Being east of and adjacent to Whites Creek Pike, north of Greenbrier Road, west of Greenbrier Road, south of Jackman Road, and being further described as follows: Beginning at found ½" iron pin in the eastern right of way (ROW) of Whites Creek Pike. Said Point of Beginning being S 41 °46'30" E a distance of554.55 feet from the centerline intersections of Whites Creek Pike and Baxter Road, and having Tennessee State Plan Coordinates (NAD 83) or Northing 735665.15 and Easting 1709782.68. Said iron pin being the southern-most comer of herein described tract, and being the western most comer of Lanny Mooneyhan property, as of record in Sale Instrument DB-20180118-0005305, Register's Office for Davidson County, Tennessee; thence leaving said Mooneyhan property, and along said Whites Creek Pike ROW, N 35°27'46" W a distance of 50.00 feet to a set ½" iron pin capped "TTL." Thence, leaving said ROW, and along a new severance line through the Hobson & Gilland property the following 8 calls: N 30°48' 12"E a distance of 193.88 feet to asset½" iron pin capped "TTL." Thene, N 38°27'18" E a distance of 247.62 feet to a set½" iron pin capped "TTL." Thence, N 44°15'37'E a distance of 324.59 feet to a set ½" iron pin capped "TTL." Thence, S 72°57'24"E a distance of 202.14 feet to a set ½" iron pin capped "TTL." Thence, N 72°07'06"E a distance of 169.50 feet to a set ½" inch iron pin capped "TTL." Thence, N 33°51 '07"E a distance of 197.97 feet to a point in a pond. Thence, N 62°30' 13" E a distance of 369.27 feet to a set½" iron pin capped "TTL." Thence, S 30°54' 19"E a distance of 175.33 feet to a set ½" iron pin. Said iron pin being in the northern line of Andrew Harrison property, as of record in Sale Instrument QC-20140813-073189, Register's Office for Davidson County, Tennessee. Thence, leaving said new severance line and along and past said Harrison property, and to and along said Mooneyhan property, S 62°30'23"W a distance of 1380.73 feet to a ½" iron pin. Thence, continuing along said Mooneyhan property, S 32°00'59"W a distance of 204.60 feet to said Point of Beginning, containing 222,033 square feet or 5.10 acres, more or less, according to a survey by TTL, Inc., Joshua A. Meeks, TN RLS #2790, Dated 09/01/2022.

Being the same property conveyed to Robert W. Hobson by deed from Robert W. Hobson and Janet Gilland, a/k/a Janet Gilland Hobson, of record as Instrument No. 20231115-0089149, Register's Office for Davidson County, Tennessee.

This is improved property known as 7786 Whites Creek Pike, Joelton, Tennessee 37080.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 14, 2025.

08/15/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

