Karen Johnson
Batch # 1336286
10/21/2025 10 53 21 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20251021-0083712

WARRANTY DEED

File No 2025-0524

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Affiant

Subscribed and sworn to before me on October 15, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S)	SEND TAX BILL(S) TO	MAP - PARCEL NO
Emily Nikohl Hobbs and Barbara Hobbs 906 Percy Warner Blvd Nashville, TN 37205	New Owner(s)	129-15-0-045 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JACKSON SISK AND SHANNON SISK, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **EMILY NIKOHL HOBBS, AN UNMARRIED WOMAN, AND BARBARA HOBBS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

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 104 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12-13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to JACKSON SISK AND SHANNON SISK, HUSBAND AND WIFE, by Warranty Deed from ALAN LEE RITCHIE, TRUSTEE OF THE ALAN LEE RITCHIE REVOCABLE TRUST DATED JUNE 24, 2019, recorded February 7, 2020, of record in Instrument No 20200207-0014232, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantees, Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 906 Percy Warner Blvd , Nashville, TN 37205

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on October 15, 2025.

Grantor:

Jackson Sisk

Shannon Sisk

STATE OF SC
COUNTY OF Greenville

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jackson Sisk and Shannon Sisk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2025.

Notary Public

My Commission expires: 12/07/2033

CHRISTINA MARCENGILL NOTARY PUBLIC MY COMM EXP 12/07/2033 SOUTH CAROLINA