WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
ER COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 3/21/26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1357237 DEEDWARR
12/12/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251212-0098912

INSTRUMENT WAS PREPARED BY AND RETURN TO:
ty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tara Dawn Mattingly	New Owner	98-9-6.00
(NAME)	(NAME)	
5012 John Hagar Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251792

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, **William Hobek and Traci Bennett-Hobek, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tara Dawn Mattingly, a single woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 6, Phase One Final Plat Windchase, as of record in Plat Book 9700, page 671, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William Hobek and Traci Bennett-Hobek, husband and wife, by Warranty Deed from Gennetta Russell, an unmarried woman, dated 09/26/2022 and filed of record in Inst. No. 20220928-0107304, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 10969, page 417, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to a sewer easement appearing of record in Book 11497, page 571, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5012 John Hagar Road, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of December, 2025

William Hobek

Traci Bennett-Hobek

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Hobek and Traci Bennett-Hobek, the within named barginors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of December, 2025.

Notary Public

My Commission Expires: 3/21/29

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/10/25.

Affiant Signature – Joshua A. Terry

12/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/11/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27