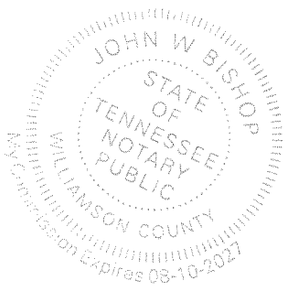
Karen Johnson Davidson County
Batch# 1427248 DEEDWARR
06/02/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260602-0049545



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $510,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of May, 2026.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cameron Geiss	Zillow Home Loans, LLC	161-06-0-017.00
(NAME)	(NAME)	
5109 Ashley Drive	2600 Michelson Dr. Suite 1201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92612	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robbie Diane Hobbs, unmarried, and Elliott Hobbs, unmarried, as joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cameron Geiss, an unmarried person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of McMurray Woods, Section 3, of record in Book 3300, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robbie Diane Hobbs, unmarried, and Elliott Hobbs, unmarried, as joint tenants with right of survivorship, by deed from Robbie Diane Hobbs, unmarried, of record as Instrument No. 20230814-0062748, in the Register's Office for Davidson County, Tennessee, dated August 5, 2023.

This property is __unimproved _X_improved property known as: 5109 Ashley Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of May, 2026.

Robbie Diane Hobbs

Robbie Diane Hobbs

Elliott Hobbs

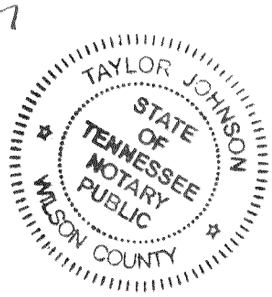
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robbie Diane Hobbs and Elliott Hobbs the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2026.

Taylor Johnson

Notary Public
My Commission Expires: 5/14/2029



True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of May, 2026.

Affiant Signature
Date 5/28/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027