Karen Johnson
Batch # 1429395
06/08/2026 11:06:21 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260608-0051392

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ROBERT D. MALIN
1150 Black Oak Drive
Murfreesboro, TN 37128
RobMalinEsq@gmail.com
(615) 968-3006

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, DUANE HOBSON, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto DUANE HOBSON, Trustee of the Duane Hobson Living Trust dated the 21st day of May, 2026, hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, and described as follows:

Being Lot 242, on the Plan of Jordan Ridge at Eaton's Creek Phase 8, as shown on the plan of record in Instrument No. 20120629-0057088, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This conveyance is made subject to:

AS TO PHASES 1 through 3

a. All matters on the Plan of Creekside Trail, Phase1 of record in Instrument No. 20001026-0106269 and as amended by Instrument No. 20 20021210-0152343, and on Plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office for Davison County, Tennessee.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.
c. Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, Page 86, Register's Office for Davidson County, Tennessee.

d. Subject to Charter of Eaton's Creek Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.
e. Easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davison County, Tennessee.
f. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, Register's Office for Davidson County, Tennessee.
g. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, Registers Office for Davidson County, Tennessee.
h. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee No. 90C-3345.
i. Subject to the flow of Eaton's Creek and branches thereof.
j. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

AS TO PHASE 4

a. All matters on the plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office of Davidson County, Tennessee.
b. Subject to the lien for special assessments as contained in the said restrictions.
c. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.
d. Subject to flow of Eaton's Creek and branches thereof.
e. Subject to the right of others in and to the common areas and/or elements of Creekside Trails.
f. Subject to the flow of any streams on and across subject property.
g. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.
h. Subject to HOA Charter of Eaton's Creek Park Homeowners Association of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee
i. Easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davison County, Tennessee.
j. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, Register's Office for Davidson County, Tennessee.
k. Subject to Storm Water Detention Agreement of record as Instrument No. 20031010-0150887, Registers Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 20150605-0053114 in the Register's Office of Davidson County, Tennessee .

This real property being all or part of the property conveyed to JULIE D. HOBSON and DUANE HOBSON, wife and husband, as Tenants by the Entireties by deed of record at Instrument Number 20150605-0053114 in the Register's Office of Davidson County, Tennessee. JULIE D. HOBSON died on or about July 14, 2020. Grantor covenants and warrants that Grantor was married to JULIE D. HOBSON at the time of death and that they had been continuously married since the acquisition of the real property. Grantor conveys herein as the surviving tenant by the entirety. JULIE D. HOBSON is one and the same as JULIE HARDY.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust established pursuant to Tennessee Code Annotated 35-17-101, et seq. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

WITNESS the Grantor's hand on this 21st day of May, 2026.

DUANE HOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Duane Hobson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand this 21st day of May, 2026.

My Commission Expires:

August 21, 2027

ROBERT D. MALIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires August 21, 2027

NOTARY PUBLIC

New Owner Name and Address: Duane Hobson, Trustee 620 Cato Ridge Ln Nashville Tn 37218	Mail Tax Notice to: Duane Hobson, Trustee 620 Cato Ridge Ln Nashville Tn 37218
Property Address: 620 Cato Ridge Ln Nashville Tn 37218	Parcel Id Number: 058-09-0-A-318.00C0
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).	