*This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.*

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-10087-SL

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2026.

Notary Public
My Commission Expires: _____

SUZANNE T. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENNESSEE
MY COMMISSION EXPIRES FEBRUARY 28, 2027

Karen Johnson Davidson County
Batch# 1469767 DEEDWARR
09/08/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260908-0082987

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Donald Gabriel Polk and Andrea Polk<br>43 Belcaro Circle<br>Nashville, TN 37215 | New Owner | 131-06-0B-029.00-CO |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joetta H. Wallace and Janelle H. Priest, as the devisees and Executrices of the Estate of Henrietta B. Hobdy, deceased** (collectively, "Grantor"), transfer and convey unto **Donald Gabriel Polk and Andrea Polk, husband and wife** collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the plat of BURTON HILLS VILLAGE OF FOXVIEW, TRACT5, a portion of zone Lot II, of record in Plat Book 6250, Page 564, register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Henrietta B. Hobdy and Charlie Joe Hobdy, as tenants by the entirety, by quitclaim deed from Henrietta B. Hobdy, a married person, of record in Instrument 20150713-0067994, in the Register's Office of Davidson County, Tennessee, dated July 01, 2015, and recorded on July 13, 2015. The said Charlie Joe Hobdy died on August 14, 2022, leaving Henrietta B. Hobdy as surviving tenant by the entirety. Henrietta B. Hobdy died testate on June 07, 2025, whose Last Will and Testament has been admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 25P1385. Joetta H. Wallace and Janelle H. Priest execute this instrument as the Executrices of the Estate of Henrietta B. Hobdy, and as the devisees under her Last Will and Testament.

Further being the same property conveyed to his wife, Henrietta B. Hobdy, by quitclaim deed from Charlie Joe Hobdy, of record in Instrument 20010607-0060232, in the Register's Office of Davidson County, Tennessee, dated December 18, 2000, and recorded on June 07, 2001.

And further being the same property conveyed to Charlie J. Hobdy and wife, Henrietta 8. Hobdy, by Warranty Deed from Burton Hills Properties, a Kentucky General Partnership, of record in record Book 6783, Page 179, in the Register's Office of Davidson County, Tennessee, dated February 05, 1986, and recorded on February 14, 1986.

This is improved property located at: **43 Belcaro Circle, Nashville, TN 37215.**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 4th day of September, 2026.

GRANTOR:

The Estate of Henrietta B. Hobdy, deceased

Joetta Hobdy Wallace

By: Joetta H. Wallace, Executrix and devisee

Janelle H. Priest

By: Janelle H. Priest, Executrix and devisee

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joetta H. Wallace and Janelle H. Priest, as the devisees and Executrices of the Estate of Henrietta B. Hobdy, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Teresa J. Smith, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9-4-2026.

Dated this 4th day of Sept, 2026.

Teresa J Smith

Signature

State of TN

County of Maury

Personally appeared before me, Suzanne T. Jordan. a notary public for this county and state. Teresa J. Smith who acknowledges that this Certification of an electronic document is true and correct and whose signature I have witnessed

This 4th day of Sept, 2026.

Suzanne T Jordan

Notary Public

My commission expires: _____

Notary's Seal I (if on paper)

