ADDRESS NEW OWNERS and
SEND TAX BILLS:
CHLOE MARIE JEFFRIES

168 Cobblestone Place Drive
Goodlettsville, Tennessee 37072

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 395972 DEEDWARR
05/06/2020 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $725.20
20200506-0047108

**MAP PARCEL NUMBER: 034 01 OF 035.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BRANDON HIVELY, married, TANNER HIVELY, unmarried, and AUSTIN HIVELY, unmarried , hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CHLOE MARIE JEFFRIES a single woman , hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:
A certain townhome located in Davidson County, Tennessee, being Unit No. 35 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of Record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now are hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions. Being the same property conveyed to Leanne Hively, an unmarried woman, by Warranty Deed from Mid-TN Capital, LLC, dated August 11, 2017, and recorded August 14, 2017, in Instrument No. 20170814-0083177, Register's Office for Davidson County, Tennessee. Leanne Hively having since died intestate on January 1, 2020, vesting the subject property to her heirs at law, Brandon Hively, Tanner Hively and Austin Hively, See Affidavit of Heirship filed of record in Instrument No. 20200424-0043254, Davidson County Register of Deeds.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 168 Cobblestone Place Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land

Returned
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 29 day of April, 2020.

BRANDON HIVELY

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, BRANDON HIVELY, the within named bargainors 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 29 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $196,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of April, 2020.

NOTARY PUBLIC

My Commission Expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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TANNER HIVELY

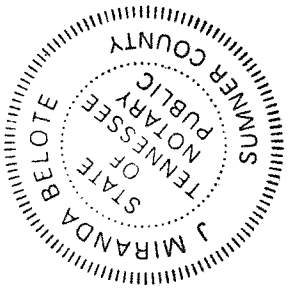
STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, TANNER HIVELY, the within named bargainors 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 29 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21




FERGUSON & BELOTE
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AUSTIN HIVELY

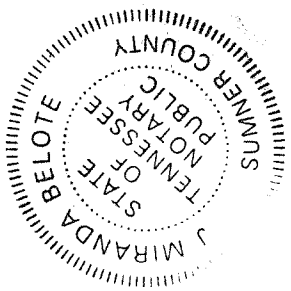
STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, AUSTIN HIVELY, the within named bargainors 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 29 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21




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37075
615-824-0989

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

