prepared by: Cosmopolitan Title Agency, LLC 3305 Beaver Creek Drive, Lexington, KY. 40515
Return to: _____

Name and address of the new owner (the Grantee(s)):	Shanna Elizabeth Falch, an unmarried woman
Name and address of the Mortgagee (the holder of a mortgage loan):	
Tax map parcel number:	034 01 0F 104.00
Mail tax bills to:	New Owner

Karen Johnson Davidson County
Batch# 480374 **DEEDWARR**
09/22/2020 10:49:52 AM 2 pgs
Fees: $13.00 Taxes: $740.00



20200922-0108543

GENERAL WARRANTY DEED

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I/We, **Jessica V. Faulk and Maurice S. Faulk, Wife and Husband** the Grantor(s), sell, transfer, and convey unto **Shanna Elizabeth Falch, an unmarried woman** the Grantee(s), their heirs and assigns, all of my right, title and interest in the following real estate: in the County of Davidson and State of Tennessee

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

A certain townhome located in Davidson County, Tennessee, being Unit No. 104 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, as 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 or 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 of 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 Jessica V. Martin, an unmarried woman and Maurice S. Faulk, an unmarried man, by Warranty Deed from KVR Homes, LLC, of record in Instrument No. 20180501-0040941, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

Commonly known as: 191 Cobblestone Place Drive, Goodlettsville, TN. 37072
Parcel: 034 01 0F 104.00

The 2019 Taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the real estate forever in fee simple. I covenant that I am lawfully seized and possessed of the real estate; I have good right and lawful authority to convey the same; the title to it is clear, free and unencumbered except as stated in this deed; and I will forever warrant and defend the same against all other lawful claims.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

Witness my hand this 16th day of September, 2020

Jessica V. Martin

Maurice S. Faulk

Acknowledgement

STATE OF TN COUNTY OF Davidson

On the 16th day of September, 2020 before me personally appeared **Jessica V. Faulk and Maurice S. Faulk, Wife and Husband** the Grantor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: August 19, 2024

DENISE RENEE HAMMONDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affidavit of Value

STATE OF TN COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$200,000.00** That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of September 2020,

Notary Public

My commission expires: August 19, 2024

DENISE RENEE HAMMONDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY