WARRANTY DEED

Karen Johnson Davidson County
Batch# 487100 DEEDWARR
10/01/2020 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20201001-0113288

O-RF-20-7701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024
(AFFIX SEAL)

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marquita M Qualls	NEW OWNER	
(NAME)	(NAME)	087-02-0A-014.00-CO
7701 Rookwood Court		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID C. CLOYD AND SALLYLOU CLOYD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARQUITA M QUALLS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat, Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Cloyd and Sallylou Cloyd, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20071205-0140866 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 05, 2007. David C. Cloyd is also known as David Charles Cloyd and Sallylou Cloyd is also known Sallylou Rasmussen Cloyd.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050822-0099471, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cobblestone Landing Subdivision with Charter and By-Laws of Cobblestone Landing Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050829-0103476, Instrument Number 20101005-0079535, Instrument Number 20101029-0086759, Instrument No. 20150409-0031383, Instrument No. 20160413-0035478 and Instrument No. 20160413-0035479, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Amendment to By-Laws of Cobblestone Landing Homeowners' Association, Inc. of record in Instrument Number 20160413-0035480, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11476, Page (s) 223 and 435 and Book 8190, Page 75, in the Register's Office for Davidson County, Tennessee.
- Restrictions, Reservations and Easements of record in Book 6286, Page 272, and Book 7408, Pages 402 and 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Stormwater Detention Agreement of record in Instrument Number 20031106-0163210, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage/Water Mains Pumps and Appurtenances of record in Instrument Number 20051006-0120859, in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7701 Rookwood Court, Mount Juliet, Tennessee 37122**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their 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.

Witness my/our hand(s) this the 30th DAY OF September, 2020.

David C. Cloyd by Brian Mitchell attorney in fact

David C. Cloyd, by his attorney in fact, Brian Mitchell

Sallylou Cloyd by Brian Mitchell attorney in fact

Sallylou Cloyd, by her attorney in fact, Brian Mitchell

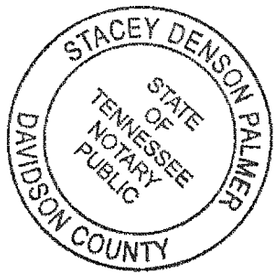
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID C. CLOYD AND SALLYLOU CLOYD, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID C. CLOYD AND SALLYLOU CLOYD.

Witness my hand and official seal, this the 30th of September, 2020.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21