THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7 2021	STATE OF TN COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $212,000.00 Melissa D'Shea Proctor Affiant Subscribed and sworn to before me, this 23rd day of April, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 627375 DEEDWARR
05/03/2021 11:06:25 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20210503-0058870

WARRANTY DEED

Address New Owner: Melissa D'Shea Proctor 170 Cobblestone Place Drive, Goodlettsville, TN 37072	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 034-01-0F-036.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANNAH UEBELE, A SINGLE WOMAN, AND MARK UEBELE AND DEBORAH UEBELE, HUSBAND AND WIFE, AS TENANTS IN COMMON** (Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MELISSA D'SHEA PROCTOR, SINGLE WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 36 on the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cobblestone II Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160401-0031281, corrected as Instrument No. 20170501-0042305, and amended and/or supplemented as Instrument Nos. 20160929-0102734, and 20180424-0038505, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to HANNAH UEBELE, A SINGLE WOMAN, AND MARK UEBELE AND DEBORAH UEBELE, HUSBAND AND WIFE, AS TENANTS IN COMMON, by deed from MID-TN CAPITAL, LLC, of record as Instrument No. 20170818-0084979, dated August 16, 2017, said Register's Office.

This is improved property commonly known as: **170 Cobblestone Place Drive, Goodlettsville, TN 37072**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-58-CT-21-170

IN WITNESS WHEREOF, Grantors have executed this instrument on this 23rd day of April, 2021.

Attorney in Fact for Hannah Uebele
BRADLEY T. BALD, ATTORNEY IN FACT for HANNAH UEBELE

Power of Attorney filed of record in Instrument No. 20210503-0058868, Register's Office for Davidson County, Tennessee.

Attorney in Fact for Mark Uebele
BRADLEY T. BALD, ATTORNEY IN FACT for MARK UEBELE

Power of Attorney filed of record in Instrument No. 20210503-0058867, Register's Office for Davidson County, Tennessee.

Attorney in fact for Deborah Uebele
BRADLEY T. BALD, ATTORNEY IN FACT for DEBORAH UEBELE

Power of Attorney filed of record in Instrument No. 20210503-0058869, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BRADLEY T. BALD** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **HANNAH UEBELE**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2021.

MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Mariah Kerby
Notary Public
My commission expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BRADLEY T. BALD** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARK UEBELE**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2021.

MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Mariah Kerby
Notary Public
My commission expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BRADLEY T. BALD** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DEBORAH UEBELE**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2021.

MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Mariah Kerby
Notary Public
My commission expires:_____