Karen Johnson Davidson County
Batch# 640443 DEEDWARR
05/20/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210520-0068375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2021.

Notary Public

(Notary Stamp)

My commission expires: 11/9/2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Lee	New Owner	**034-01-0F-034.00-CO**
166 Cobblestone Place Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeff Lee Rose and Lee Ann Rose, husband and wife as joint tenants with right of Survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christopher Lee, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 34 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 ore 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 Jeff Rose and Lee Rose, husband and wife as joint tenants with right of Survivorship by Warranty deed from Mid-Tn Capital, LLC of record in Instrument No. 20170905-0091242 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

This is improved property known as **166 Cobblestone Place Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of May, 2021.

Jeff ~~Lee~~ A Rose

Lee Ann Rose

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Campbell

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeff Lee Rose and Lee Ann Rose, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~11th~~ 12th day of May, 2021.

Notary Public
My Commission Expires: 2-28-23

MIKE ARNETT
NOTARY PUBLIC
SPECIAL COMMISSION - KENTUCKY
ID # 616571
MY COMMISSION EXPIRES FEBRUARY 28, 2023

SolomonParks File No. 21-000183-526

SP 11/2015

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case

Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024