Karen Johnson Davidson County
Batch# 673643 DEEDWARR
07/09/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210709-0092538

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635613** Gregory Frank Becker Notary Public State of New York Commission # 01BE6417119 Qualified in Suffolk County Commission Expires 05/03/2025	STATE OF ~~TENNESSEE~~ New York) COUNTY OF ~~DAVIDSON~~ Suffolk) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2021. Notary Public My Commission Expires: 05/03/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna Kennedy 114 Cobblestone Place Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 034 01 0F 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cobblestone Realty, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Kennedy**, ("Grantees"), their 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. 8 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and again amended in Instrument No. 20180424-0038505 and being shown on Plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, and further shown on the Plan of the Final Plat of A Horizontal Property Regime (Private Element) Cobblestone Townhomes, a Planned Unit Development of record in Instrument Number 20100311-0018694, 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 Cobblestone Realty LLC, a Tennessee limited liability company, by Warranty Deed from Eric W. Speiser and Lacey N. Speiser, joint tenants, of record in Instrument No. 20180531-0052040, in the Register's Office of Davidson County, Tennessee, dated May 31, 2018 and recorded on May 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, as recorded in Instrument No. 20100311-0018694.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160401-0031281; Scrivener's Affidavit recorded in Instrument No. 20170501-0042305; First Amendment in Instrument No. 20160929-0102734 and Second Amendment in Instrument No. 20180424-0038505.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2271, Page 71 and Book 3870, Page 687.

Easement for Grant of Transmission Line, recorded in Book 2443, Page 558.

Easement for Sanitary Sewers, recorded in Book 4362, Page 966 and Book 4468, Page 452.

Easement for Right of Way, recorded in Book 7030, Page 404 and Instrument No. 20020215-0019975.

Easement for Ingress and Egress, recorded in Book 8590, Page 304 and 11248, Page 927.

Broadband Communications Services, recorded in Instrument No. 20090114-0003605.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003779.

Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080612-0060827.

Indemnity Agreement as set forth in instrument recorded in Instrument No. 20081222-0121716.

This is improved property located at 114 Cobblestone Place Goodlettsville TN 37072

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2021.

Cobblestone Realty, LLC, a Tennessee limited liability company

Randi Tremano, manager

By: Randi Tremano, Manager

STATE OF New York)
COUNTY OF Suffolk)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randi Tremano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Cobblestone Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 3 day of July, 2021.

Notary Public

My Commission Expires: 05/03/2021

Gregory Frank Becker
Notary Public State of New York
Commission # 01BE6417119
Qualified in Suffolk County
Commission Expires 05/03/2025

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

