Karen Johnson Davidson County
Batch# 679377 DEEDWARR
07/19/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210719-0096655

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Bivins, unmarried	NEW OWNER	Map: 075150A31700CO
(NAME) 317 Wiles Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARLOS COBOS, TRUSTEE OF THE CARLOS AND NILDA COBOS LIVING TRUST DATED 12/21/15,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA BIVINS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot/Unit No. 317, on the Plan of Phase Four, Stoner's Glen of record in Instrument No. 20040107-0002851 and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694 and Amendment of record in Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Cobos and Nilda S. Cobos, Trustees of The Carlos and Nilda Cobos Living Trust dated 12/21/15, by Quitclaim Deed from Carlos Cobos and wife, Nilda S. Cobos, of record in Instrument No. 20160209-0012294, dated December 21, 2015, said Register's Office. See also Warranty Deed of record in Instrument No. 20041122-0139732, Register's Office for said County. The said Nilda S. Cobos having since died 12/24/2019.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20040107-0002851, corrected in Instrument No. 20040712-0082694, and amendment of record in Instrument No. 20040115-0006286, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 200005260052724 and Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020115-0006137, in the Register's Office for Davidson County, Tennessee; (5) Drainage Easement of record in Book 8140, Page 361, in the Register's Office for Davidson County, Tennessee; (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073902, in the Register's Office for Davidson County, Tennessee; (7) Easement to First Suburban Utility District of record in Book 6838, Page 490, in the Register's Office for Davidson County, Tennessee; (8) Easement to L & N Railroad of record in Book 4771, Page 495, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 200005260052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286 and Instrument No. 20160829-0090242, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 317 Wiles Court, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14 day of July, 2021.

Carlos Cobos

Carlos Cobos, Trustee of the Carlos and Nilda Cobos Living Trust dated 12/21/15

STATE OF Arkansas
COUNTY OF Faulkner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carlos Cobos, Trustee of The Carlos and Nilda Cobos Living Trust dated 12/21/15, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of The Carlos and Nilda Cobos Living Trust dated 12/21/15, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Carlos Cobos, as Trustee.

Witness my hand and official seal this 14 day of July, 2021.

My commission expires: 2-1-2026

Annetta F. Schultheis
Notary Public

Notary Public Arkansas
Annetta F. Schultheis
No. 12346665
Commission Expires 2/1/2026
Faulkner County

Certification of Recorded Documents

I, Jamie Polk, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021.

(AFFIANT) – Jamie Polk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of July, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.