THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635669** Karen Johnson Davidson County Batch# 682957 DEEDWARR 07/23/2021 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $869.50 20210723-0099522	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me, this 15th day of July, 2021. Notary Public My Commission Expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

WARRANTY DEED

Address New Owner: Amanda Howa 280 Cobblestone Place Drive Goodlettsville TN 37072	Send Tax Bills To: JP Morgan Chase Bank 700 Kansas Lane Monroe, LA 71203	Tax Information: Tax Parcel ID No. 034-01-0F-068.00 CO

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, **Elizabeth Noland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Howa, a 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. 68 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 in Instrument No. 20160401-0031281, amended in Instrument No. 20160929-0102734, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305 and further amended in Instrument No. 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 ELIZABETH NOLAND, by deed from MID-TN CAPITAL, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170228-0019854, dated February 24, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 034-01-0F-068.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160401-0031281, Instrument No. 20160929-0102734, Instrument No. 20170501-0042305 and Instrument No. 20180424-0038505, said Register's Office.

Inspection and Maintenance Storm Water Agreement of record in Instrument No. 20150825-0085830, said Register's Office.

This is improved property located at 280 Cobblestone Place Drive 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 15th day of July, 2021.

Elizabeth Noland

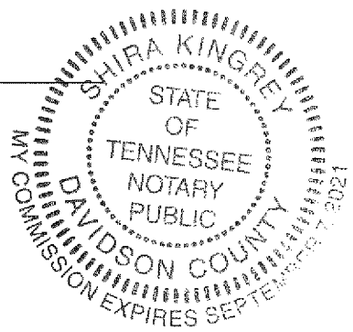
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Noland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, the undersigned, 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 7/15/21.

Affiant Signature

7/15/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

My Commission Expires: 4/28/23
Date

Notary's Seal

