Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

WARRANTY DEED

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/17/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-23-25

Karen Johnson Davidson County
Batch# 701268 DEEDWARR
08/19/2021 11:37:08 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210819-0112402

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4235

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCI
Kristopher Dunlap	NEW OWNER	034-01-0F-113.00
263 Cobblestone Place Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Charles A. Vesey, a Married Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristopher Dunlap, an Unmarried Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 113 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 11 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 Charles Vesey by Warranty deed from KVR Homes, LLC of record in Instrument No. 20171220-0129719 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017. (Value of consideration shown in aforementioned deed $176,900.00.) Being also known as 263 Cobblestone Place Drive 113 Goodlettsville, Tennessee 37072. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 263 Cobblestone Place Drive Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 17, 2021}.

Charles A. Vesey

** said property having never been the marital residence of the grantor.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Charles A. Vesey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 17, 2021.

Notary Public

My Commission Expires: 4-23-25

File #: 2021-4235

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY