Karen Johnson Davidson County
Batch# 720037 DEEDWARR
09/20/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $845.45
20210920-0125924

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1979TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of September, 2021.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Heidi A. Watts 286 Cobblestone Place Drive Goodlettsville, TN 37072	**SAME AS NEW OWNER.**	034-01-0F-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott Storey and Ginger G. Storey, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi A. Watts, married woman as her sole and separate property** 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:

Property known as: 286 Cobblestone Place Drive, Goodlettsville, TN 37072, County of Davidson

Land located in Davidson County, Tennessee, being all of Unit No. 71, 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, in the 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 interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, 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 previously conveyed to Tyler Bates, an unmarried man, by Warranty Deed from Lanny Bates, dated 06/22/2018 and recorded 06/27/2018 in Instrument No. 20180627-0061697, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Scott Storey and Ginger G. Storey, husband and wife, by Warranty Deed from Tyler Bates and Crystal Marie Kade Bates, husband and wife, dated 06/05/2020 and recorded 06/16/2020 in Instrument No. 20200616-0061565, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 034-01-0F-071.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 286 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, 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 unemcumbered, 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 this 8th day of September, 2021.

Christopher Scott Storey

Ginger G. Storey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2021, before me personally appeared **Christopher Scott Storey and Ginger G. Storey**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 8th day of September, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2022

Commission Expiration: 4/17/2023

LTE File No.: 21-1979TN

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 9/8/21 (date of document).

Caleb Waters
Affiant Signature

9/16/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL