Karen Johnson Davidson County
Batch# 724990 DEEDWARR
09/28/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210928-0129835

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 BEFORE ME, THIS THE 21st day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dunnivant	New Owner	034010F09300CO
(NAME)	(NAME)	
163 Cobblestone Place Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MARVEL PROPERTIES LLC,

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

DAVID DUNNIVANT, A SINGLE MAN,

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:

Land in Davidson County, Tennessee, and Unit No. 93, Cobblestone Townhomes II, as established pursuant to the provisions of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160401-0031281 and as corrected by Scrivener's Affidavit of record in Instrument No. Instrument No. 20170501-0042305, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administrator thereof, and all easements, rights, and interests 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 the 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, and being 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 No. 20100311-0018694, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Marvel Properties LLC by Deed dated April 7, 2021 from KVR Homes, LLC, recorded April 9, 2021, in Instrument Number 20210409-0047292, in the Official Records of Davidson County, Tennessee.

LT&E File #18379

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 163 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 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 hand(s) this 21st day of September, 2021

Marvel Properties LLC

By: _____
J. Trent Lehman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kayla Tabor of the state and county mentioned, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Marvel Properties LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal this 21st day of September, 2021.

_____
Notary Signature

My commission expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #18379

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 9/21/2021 (date of document).

L Vaught

Affiant Signature

9/24/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of September 2021.

Jessica L Tolley

Notary Signature

My Commission Expires: 11-20-2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY