WARRANTY DEED

Karen Johnson Davidson County
Batch# 767763 DEEDWARR
12/06/2021 09:40:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20211206-0161192



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-16-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlina G. Smith		
(NAME)	(NAME)	
2116 Hobbs Road, Unit M15	SAME	131020A08800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **we Patricia J. Phillips and Pamela D. Elliott, co-trustees of the Patricia Coatney revocable living trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marlina G. Smith, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit M-15, HOBBS HOUSE CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 4595, Page 74, amended in Plat Book 5200, Page 54 and as established under Master Deed of record in Book 5289, Page 515, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Patricia Coatney, Trustee for Patricia Coatney Revocable Trust by Warranty Deed from David Monfore, dated 09/07/2012 and recorded 09/11/2012, of record in Instrument 201209110082154, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4595, Page 74, amended in Plat Book 5200, Page 54, in the Register's Office for Davidson County, Tennessee. 10. Covenants, conditions, easements and restrictions recorded in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, Book 6822, Page 893, Book 7824, Page 974, in the Register's Office for Davidson County, Tennessee. Grant of Easement Easement including terms and conditions thereof as recorded in Instrument 201301180006274, Instrument 201511300120250, in the Register's Office for Davidson County, Tennessee. Charter of Hobbs House Homeowners Association, Inc record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 1462730
Warranty Deed TN

This is improved ☒ 2116 Hobbs Road, Unit M15, Nashville, TN 37215
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of November, 2021.

Patricia J. Phillips, Co-Trustee

State of Florida
County of BAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia J. Phillips with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Co-Trustee of Patricia Coatney Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2021.

Notary Public:

My Commission Expires: 02/23/2024

NOTARY PUBLIC STATE OF FLORIDA
MELISSA P. MURPHY
MY COMMISSION # GG961081
EXPIRES: February 23, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1462730
Warranty Deed TN

This is improved ☒ 2116 Hobbs Road, Unit M15, Nashville, TN 37215
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of November, 2021.

Pamela D. Elliott, Co-Trustee

Pamela D. Elliott, Co-Trustee

State of Texas
County of _____

NOTARY PUBLIC STATE OF TEXAS
Sherry Green
My Commission Expires
09/04/2024
ID No 4972499

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela D. Elliott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Co-Trustee of Patricia Coatney Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2021.

Notary Public: _____
My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
Sherry Green
My Commission Expires
09/04/2024
ID No 4972499

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1462730
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trimphour do hereby make oath that I am a licensed attorney and/or 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 11-30-21.

Tracey Trimphour
Affiant
Date: 11-30-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY