Karen Johnson Davidson County
Batch# 781370 DEEDWARR
12/29/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20211229-0171141

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138622

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $267,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lorenzo E. Vasquez 265 Cobblestone Place Drive Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 034-01-0F-114.00 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, **Jennifer Brogdon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorenzo E. Vasquez, an unmarried man**, ("Grantee"), his 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. 114 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, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, amended in Instrument No. 20160929-0102734 and 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 JENNIFER BROGDEN, by deed from KVR HOMES, LLC, of record in Instrument No. 20171218-0128478, dated December 13, 2017, said Register's Office.

Jennifer Brogdon and Jennifer Brogden being one and the same.

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-114.00 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, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505 , said Register's Office.

Matters shown on the Plan of record in Instrument No. 20100311-0018694, said Register's Office.

Easement(s) of record in Plat Book 421, page 44, Plat Book 2330, page 10, Book 2443, page 558, Book 4362, page 966, Book 4468, page 452 and Book 7030, page 404, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20020215-0019975, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20080612-0060827, Instrument No. 20150825-0085830, said Register's Office.

Easement Agreement of record in Instrument No. 20090114-0003605, said Register's Office.
Easement(s) of record in Instrument No. 20140114-0003779, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2271, page 71, Book 3870, page 687, said Register's Office.

This is improved property located at 265 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 16th day of December, 2021.

Jennifer Brogdon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Brogdon, 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 16th day of December, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Lisa K R Wagner, 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 12/16/21 (date of document).

Affiant Signature

12/17/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of Dec., 2021.

Notary's Signature

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
NOTARY'S SEAL

MY COMMISSION EXPIRES: 01.08.2024