Karen Johnson Davidson County
Batch# 781442 DEEDWARR
12/29/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20211229-0171258

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/06/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/6/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4641

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathan Keith Marsland and Keith Allen Marsland	Legacy Home Loans, LLC	034-01-0F-115.00-CO
267 Cobblestone Place Drive	4004 Hillsboro Pike Ste 210B	
Goodlettsville, TN 37072	Nashville, TN 37215	

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,

Shane Kuklinski, an unmarried man

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

Nathan Keith Marsland, an unmarried man, and Keith Allen Marsland, a married 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. 115 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 II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Registers 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 Shane Kuklinski, an unmarried man by Warranty deed from KVR, LLC of record in Instrument No. 20180221-0016243 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 21, 2018.. Being also known as 267 Cobblestone Place Drive 115 Goodlettsville, Tennessee 37072. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 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 267 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 December 6, 2021.

Shane Kuklinski

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF ~~Davidson~~ Bucks

Personally appeared before me, a Notary Public of said County and State, Shane Kuklinski, 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 December 6, 2021.

Denise Elizabeth Varallo

Notary Public

My Commission Expires: October 25, 2025.

Commonwealth of Pennsylvania - Notary Seal
DENISE ELIZABETH VARALLO - Notary Public
Philadelphia County
My Commission Expires October 25, 2025
Commission Number 1221607

File #: 2021-4641

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Shannon Gilbert, 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 12-6-21 (date of document).

Shannon Gilbert
Affiant Signature

12-22-21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of December, 2021.

Layla R Hood
Notary's Signature

MY COMMISSION EXPIRES: 9-16-23

NOTARY'S SEAL

