Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
18876

Karen Johnson Davidson County
Batch# 801668 DEEDWARR
02/08/2022 10:11:16 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220208-0014342

STATE OF ~~TENNESSEE~~ SC
COUNTY OF ~~DAVIDSON~~ Greenville

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 305,000.00

Kelly Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4th~~ 3 day of February, 2022

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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 |
|---|---|---|
| Lily Rabiei | New Owner | 143-01-0C-033-00 |
| (NAME) | (NAME) | |
| 6952 Highway 70 South, #110 | 1012 Wooden Circle Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin TN 37067 | |
| (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,

**KELLY COBB,** Single

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

**LILY RABIEI,** Married

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:

Situated in Davidson County, Tennessee, being Lot No. 110, on the First Revision, Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, as further established by Master Deed of record in Instrument No. 20031031-0160421, as amended in Instrument No. 20040526-0061758 and Instrument No. 20041201-0143197, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelly Cobb by Deed dated March 30, 2020 from James Brandon Tomlin and Anna Marie Tomlin, husband and wife, recorded March 31, 2020, in Instrument Number 20200331-0034696, in the Official Records of Davidson County, Tennessee.

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: 6952 Highway 70 South, #110, Nashville, TN 37221

**LT&E File #18876**

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 ~~4th~~ 3 day of February, 2022

Kelly Cobb

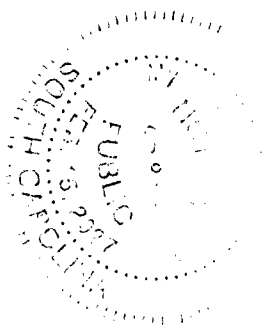
Kelly Cobb

STATE OF ~~TENNESSEE~~ SC
COUNTY OF ~~WILLIAMSON~~ Greenville

On this 4th day of February, 2022, before me personally appeared Kelly Cobb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 3 day of February, 2022.

Notary Signature
My commission expires: 3/15/2027



LT&E File #18876