Karen Johnson Davidson County
Batch# 822875 DEEDWARR
03/16/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220316-0030445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of March, 2022.

Notary Public

My commission expires: 4/23/2025

(Notary Stamp)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Harold W. Holmdahl Revocable Trust Agreement Dated June 13, 2003 | Harold W. Holmdahl Revocable Trust Agreement Dated June 13, 2003 | 034-01-0F-095.00-CO |
| 724 Hahaione St. | 724 Hahaione St. | |
| Honolulu, HI 96825 | Honolulu, HI 96825 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Kayela L. Da Cunha FKA Kayela L. Sharrett and Calvin S. Da Cunha wife and husband**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Harold W. Holmdahl Revocable Trust Agreement Dated June 13, 2003**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 95 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 in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the Register's Office for Davidson County, Tennessee, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; and all easements, rights and interest 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 ,together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, said

Register's office, and as shown on Final Plat, a Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gatlinburg Guru, LLC by Warranty deed from KVR Homes, LLC of record in Instrument No. 20180202-0011086 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 2, 2018.

Being the same property conveyed to Kayela L. Sharrett, unmarried woman by Warranty deed from Gatlinburg Guru, LLC, a Tennessee limited liability company of record in Instrument No. 20200227-0021673 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 27, 2020.

This is improved property known as **167 Cobblestone Place Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of March, 2022.

Kayela L. Da Cunha

Calvin S. Da Cunha

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kayela L. Da Cunha FKA Kayela L. Sharrett and Calvin S. Da Cunha, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of March, 2022.

Notary Public
My Commission Expires: 4.17.23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 22-000699-526

SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of TN

County of Sumner

Sworn to and subscribed before me this _____ day of _____, 2____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

