Karen Johnson Davidson County
Batch# 878784 DEEDWARR
06/27/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20220627-0073369

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62674
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Madeline Ann Scherba 110 Cobblestsone Place Goodlettsville, TN 37072	**Highlands Residential Mortgage, Ltd.** **c/o Cenlar, ISAOA/ATIMA** **P.O. Box 202028** **Florence, SC 29502-2028**

TAX MAP PARCEL NUMBERS: 034010F00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$309,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Porter, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madeline Ann Scherba, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 6 as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II, Townhomes, a Townhouse Planned Unit Development 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, Instrument No. 20180424-0038505, Amendment and Termination in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, Register's Office for said County, to which Plan reference is herby made for a more complete description.

Being the same property conveyed to Jennifer Porter, single woman by Warranty Deed from Hyneman Rental Company, LLC, dated July 24, 2017 and recorded on July 26, 2017 of record in Instrument No. 20170726-0075778, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record Exhibit "B" to the Declaration of Covenants Conditions and Restrictions in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, amended in Instrument No. 20160929-0102734, Instrument No. 20180424-0038505, Amendment and Termination in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830 and Instrument 2008-0612-0060827, said Register's Office. Easement for ingress/egress of record in Instrument No. 20060628-0077506, said Register's Office. Restrictions of record in Book 2271, page 71, corrected in Book 3870, 687, said Register's Office. Communications System Right of Way and Easement Agreement of record in Instrument No. 20020215-0019975, said Register's Office. Communications Systems and Right of Way Easement Agreement of record in Book 7030, page 404, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090114-0003605, said Register's Office. The Declaration of Covenants, Conditions and Restrictions 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, Instrument No. 20180424-0038505, Amendment and Termination in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Cobblestone II Townhomes of record in Instrument No. 20160401-0031280, said Register's Office.

This is improved property, known as 110 Cobblestone Place, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2022.

Jennifer Porter

State of Tennessee

County of Davidson

On this 22nd day of June, 2022, before me the undersigned authority, personally appeared Jennifer Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $309,000.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2022.

Notary

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/22/22 [DATE].

Devin Park

AFFIANT SIGNATURE

6/22/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 22 day of June, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

