Karen Johnson Davidson County
Batch# 901982 DEEDWARR
08/11/2022 10:36:12 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220811-0091328

Commitment Number: ITA2249TN

After Recording, Send To:
Bell and Alexander Title Services
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Nathan McGuire, 267 Cobblestone Place Dr, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
034 01 0F 115.00

GENERAL WARRANTY DEED

Nathan Keith Marsland an unmarried man and **Keith Allen Marsland**, a unmarried man, hereinafter grantors, for $290,000.00 (Two Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Nathan McGuire**, a single man, hereinafter grantee, whose tax mailing address is **267 Cobblestone Place Dr, Goodlettsville, TN 37072**, the following real property:

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, right, 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 building 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.
Property Address is: 267 Cobblestone Place Dr, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded as Instrument Number 20211229-0171258 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 034 01 0F 115.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 1, 2022.

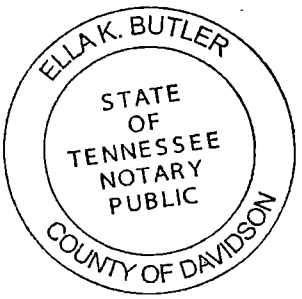
Nathan Keith Marsland
Nathan Keith Marsland

Keith Allen Marsland
By: Nathan Keith Marsland, Attorney-in Fact
Keith Allen Marsland by Nathan Keith Marsland, Attorney-in-Fact

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 2, 2022 by **Nathan Keith Marsland** and **Keith Allen Marsland by Nathan Keith Marsland, attorney-in-fact** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public



Maximum principal indebtedness for Tennessee recording tax purposes is $290,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of August, 20 22.

Nathan Keith Marsland
Keith Allen Marsland
BY: Nathan Keith Marsland, Attorney-in-Fact
Affiant

Nathan Keith Marsland
Keith Allen Marsland
BY: Nathan Keith Marsland, Attorney-in-Fact
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Ella K Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name