Karen Johnson Davidson County
Batch# 911766 DEEDWARR
09/01/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220901-0098866

WARRANTY DEED

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

File No. AT-22-3029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen J. McKelley-Havron and Zachary Alexander Martin	NEW OWNERS	
(NAME) 277 Cobblestone Place Drive	(NAME) 277 COBBLESTONE PL DR.	034-01-0F-120.00-CO
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) GOODLETTSVILLE TN 37072	
(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, I/we, **Donna E. Kelley and Herbert Thomas Hall, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen J. McKelley-Havron and Zachary Alexander Martin, joint tenants with right of surviorship**, HEREINAFTER CALLED THE GRANTEE, 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. 120 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq of the Tennessee Cod 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 Register's 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 or hereafter established over, through 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 is said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Donna E. Kelley, a married woman by Warranty deed from Kevin W. Flotho, an unmarried man of record in Instrument No. 20190913-0092715 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 13, 2019.

This is property more commonly known as 277 Cobblestone Place Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31st day of August, 2022.

Donna E. Kelley by Joshua L. Hunter, Attorney-In-Fact

Herbert Thomas Hall, Jr. by Joshua L. Hunter, Attorney-In-Fact

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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Donna E. Kelley, and that this instrument was executed on behalf of the said Donna E. Kelley for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202209010098865____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Herbert Thomas Hall, Jr, and that this instrument was executed on behalf of the said Herbert Thomas Hall, Jr for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No.__202209010098865____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **August 31, 2022**.

Date

Affiant Signature

September 1, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)