# WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5.14.25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nicolas A. McCloyn | Nicolas A. McCloyn | 034-01-0F-016.00-CO |
| (NAME) | (NAME) | |
| 130 Cobblestone Place Drive | 130 Cobblestone Place Drive | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Rachael L. White, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicolas A. McCloyn, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 16 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 Declaration of Covenants, Conditions and Restrictions of Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected 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 in said Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Jeff Abner and Jamie Johnson by Warranty Deed from Hyneman Rental Company, LLC, dated 07/07/2017, of record in Instrument 201707110069432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel L. White, an unmarried Woman by Warranty Deed from Jeff Abner and Jamie Johnson, husband and wife, dated 12/10/2020, of record in Instrument 20201217-0149770, affected by Scrivener's Affidavit of record as Instrument 20210514-0065366, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 936672 DEEDWARR
11/01/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20221101-0117997

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 130 Cobblestone Place Drive, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of October, 2022.

Rachael L White

Rachael L. White

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachael L. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of October, 2022.

Notary Public:
My Commission Expires: _____

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**



202211010117997

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 27, 2022.

Affiant
Date: ~~October~~ 1, 2022
Nov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of ~~October~~ Nov 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY