Karen Johnson Davidson County
Batch# 971499 DEEDWARR
02/16/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20230216-0011352

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
2/11/26
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-05368

Address of New Owner:	Send Tax Bills to:	Tax Information:
Harmony Lopez and Brad Lopez 242 Treutland Avenue Nashville, TN 37207	**Studio Bank** **124 12th Avenue S, Suite 400** **Nashville, TN 37203**	034-01-0F-082.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Louise Robinson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harmony Lopez and Brad Lopez, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 82 on A Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, being established by the Declaration of Protective Covenants, Conditions, and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development of record in Instrument No. 20160401-0031281 as amended in Instrument No. 20160929-0102734; Scrivener's Affidavit is recorded in Instrument No. 20170501-0042305 and Further Amendment is recorded in Instrument No. 20180424-0038505, Further being depicted on Exhibit "B" thereto, to which reference is hereby made for a more complete identification and description of said Unit.

Being the same property conveyed to Betty Louise Robinson by Warranty Deed from Mid-TN Capital, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160906-0093508, Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 125 Cobblestone Place Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of February, 2023

Betty Louise Robinson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Betty Louise Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 15th day of February, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 15th day of February, 2023.

Affiant Signature
Date 02/15/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 2/11/26

