Karen Johnson Davidson County
Batch# 1004306 DEEDWARR
05/17/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20230517-0036980

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2023. Notary Public My Commission Expires: 9/8/2025

JOANN MOSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert Deck and Cynthia Deck 191 Cobblestone Place Drive Goodlettsville TN 37072	Send Tax Bills To: New Owner Compass Mortgage 2775 Diehl Rd Ste 100 Warrenville, IL 60555	Tax Information: Tax Parcel ID No. 034 01 0F 104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shanna Elizabeth Falch, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Deck and Cynthia Deck, husband and wife**, ("Grantees"), their, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 104 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, e: 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, 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, though, 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 of 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 Shanna Elizabeth Falch, an unmarried woman, by General Warranty Deed from Jessica V. Faulk and Maurice S. Faulk, Wife and Husband, of record in Instrument No. 20200922-0108543, in the Register's Office of Davidson County, Tennessee, dated September 18, 2020 and recorded on September 22, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Horizontal property Regime(Private element) Cobblestone Townhomes A Planned unit Development, as recorded in Plat Instrument No. 20100311-0018694.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160401-0031281; as amended in Instrument No. 20160929-0102734 and Scrienvers affidavit recorded in Instrument No.20170501-0042305 and amendment recorded in Instrument No. 20180424-0038505.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2271, Page 71.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3870, Page 687.

Easement for Grant of Transmission line, recorded in Book 2443, Page 558.

Easement for Sanitary Sewer, recorded in Book 4362, Page 966, Book 4468, Page 452.

Easement for Communication Right of way, recorded in Book 7030, Page 404 and Instrument No. 20020215-0019975.

Easement for Ingress/Egress, recorded in Instrument No. 20040819-0100484 and Instrument No. 20060628-0077506.

Easement for Telecommunication cable system, recorded in Instrument No. 20140114-0003779.

Easement recorded in Book 8590, Page 304 and Instrument No. 20090114-0003605.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830.

This is improved property located at 191 Cobblestone Place Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2023.

Shanna Elizabeth Falch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shanna Elizabeth Falch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 8, 2023.

J. Carlton Drumwright

May 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY