WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038960 DEEDWARR
08/16/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230816-0063856

G-P-23-274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Erinton Johnson	Erinton Johnson	
(NAME)	(NAME)	
274 Cobblestone Place Drive	274 Cobblestone Place Dr.	034-01-0F-065.00-CO
(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 consideration, the receipt of which is hereby acknowledged, **AUGUST J. WASHINGTON AND ANNETTE E. WASHINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERINTON JOHNSON,** an unmarried man, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 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, and amended by First Amendment in Instrument No. 20160929-0102734 and Second Amendment in Instrument No. 20180424-0038505. 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.

Being the same property conveyed to August J. Washington and Annette E. Washington, husband and wife by Warranty deed from AerinL. Washington and Jamar Ritch, wife and husband of record in Instrument No. 20200901-0099428 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 1, 2020.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 2330, Page 10, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes with By-Laws and Charter appended thereto, of record in Instrument Number 20081229-0123139, amended in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes of record in Instrument Number 20081229-0123139, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and amended in Instrument No. 20180424-0038505 Register's Office for Davidson County, Tennessee.

- Charter of Cobblestone II Townhomes of record in Instrument Number 20160401-0031280, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160401-0031281, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument 20080612-0060827, Register's Office for Davidson County, Tennessee.
- Grant of Easement in Instrument 20090114-0003605, Register's Office for Davidson County, Tennessee

- Indemnity Agreement in Instrument 20081222-0121716, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2271, Page 71, amended in Book 3870, Page 687, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to USA in Book 2443, Page 558, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement to City of Goodlettsville in Book 4468, Page 456, Register's Office for Davidson County, Tennessee.
- Easement to City of Goodlettsville in Book 4468, Page 452, Register's Office for Davidson County, Tennessee.
- Subject to Communications Systems Right of Way and Easement Agreement granted AT & T in Instrument 20020215-0019975, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 11248, Page 927, Register's Office for Davidson County, Tennessee.
- Subject to P.C.S. Site Agreement in Book 9960, Page 658, Register's Office for Davidson County, Tennessee.
- Subject to Communications Systems Right of Way and Easement Agreement granted American Telephone and Telegraph Co. in Book 7030, Page 407, Register' s Office for Davidson County, Tennessee.
- National Advertising Company Leases in Book 4371, Page 805 and Book 4371, Page 807, Register's Office for Davidson County, Tennessee.
- Subject to Agreements for Dedication of Easement for Sanitary Sewers granted City of Goodlettsville in Book 4362, Page 980 and Book 4468, Page 468, Register's Office for Davidson County, Tennessee.
- Subject to the provisions contained in deed of record in Instrument 20040819-0100484, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20150825-0085830, in the Register's Office for Davidson County, Tennessee.
- Plat Easements of record in Book 421, Page 44, Book 2330, Page 10, in the Register's Office for Davidson County, Tennessee.
- Agreement For dedication of Easement of record in Book 4362, Page 966-981, and Book 4468, Pages 452-469, in the Register's Office for Davidson County, Tennessee.
- Communications Systems Right of Way and Easement Agreement of record in Book 7030, Page 404, in the Register's Office for Davidson County, Tennessee.
- Deed Easement of record in Instrument Number 20060628-0077506, and Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Consent Judgment and Final Decree of record in Book 8590, Page 304-308, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **274 Cobblestone Place Drive, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and 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), 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(s) this the 14th DAY OF AUGUST, 2023.

August J. Washington

Annette E. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUGUST J. WASHINGTON AND ANNETTE E. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **8/14/2023** (date of document).

Affiant Signature

8/14/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **August**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

