Karen Johnson Davidson County
Batch# 1070047 DEEDWARR
11/09/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.38
20231109-0087730

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,400.00.

Affiant

Subscribed and sworn to me on November 9th, 2023.

NOTARY PUBLIC

My Commission Expires: 5-

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 05, 2025

R & R
40.

OAKTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36599

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Arlene M. Nicholas-Phillips 4487 Post Place #155 Nashville, TN 37205	NEW OWNER	103-15-0B-155.00. CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROBERT C. COBB, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto ARLENE NICHOLAS-PHILLIPS, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 155 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5370, page 40, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Cobb, a married man, by Warranty Deed from Barbara L. Bennett, unmarried, dated February 28, 2014 and recorded March 4, 2014, as Instrument No. 20140304-0017944, Register's Office for Davidson County, Tennessee.

Grantor, nor his spouse, Joyce W. Cobb, have ever resided at subject property.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

4487 Post Place, #155, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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, her heirs and assigns, (or successors and representatives), forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, (or successors and representatives), 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 9th day of November, 2023.

ROBERT C. COBB

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared ROBERT C. COBB, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 9thp day of November, 2023.

NOTARY PUBLIC

My Commission Expires: 5/5/25



Tennessee Certification of Electronic Document

I, April N. Bradley, 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 November 9, 2023. (Date of document)

Affiant Signature

November 9, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5 2025