WARRANTY DEED

STATE OF Florida
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant by means of physical presence

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th ~~17TH~~ DAY OF JANUARY, 2024.
NS

Notary Public

MY COMMISSION EXPIRES: 12/26/2025
(AFFIX SEAL)

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

Karen Johnson Davidson County
Batch# 1097109 DEEDWARR
02/01/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20240201-0007266

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-010006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cobb Interiors LLC	Cobb Interiors LLC	
(NAME) 3851 S. Versailles Ave.	(NAME) 3851 S. Versailles Ave.	105-03-0R-040.00
(ADDRESS) Dallas, TX 75209	(ADDRESS) Dallas, TX 75209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($282,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWARD MARTIN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COBB INTERIORS LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1249 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Edward Martin, a single man by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company dated 07/26/2019, of record in Instrument 20190729-0074504, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further 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, (5) other

matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1249 4th Ave. S, Nashville, TN 37210
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this the ~~17th~~ 16th NS day of January, 2024

Edward Martin

STATE OF ~~TENNESSEE~~ Florida NS
COUNTY OF ~~DAVIDSON~~ Hillsborough NS

by means of physical presence

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Martin, a single man, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~17th~~ 16th NS day of January, 2024.

Nancy Singleton
Notary Public

My Commission Expires: 12/26/2025

(SEAL)

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, 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 Feb 16, 2024.

Affiant
Date: February 1, 2024

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 1st day of February 2024.

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY