Karen Johnson
Batch # 1104841
02/27/2024 08:13:37 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20240227-0013067

THIS INSTRUMENT IS PREPARED BY: **Lisa K. Tonge, AZCLDP 80925** **Strategic Points Document Preparation** **PO Box 13219** **Mesa, AZ 85216** OFFICIAL SEAL LISA K TONGE NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMM# 583773 My Comm. Expires June 7, 2024	STATE OF ARIZONA) COUNTY OF MARICOPA) The actual consideration or value, whichever is greater, for this transfer is $0.00 Affiant Subscribed and sworn to before me this 16th day of February, 2024. Notary Public My commission expires: 6/7/24

WARRANTY DEED

Address of new owner:	**Send Tax Notice To:**	**Tax Parcel ID No.**
The Deck Family Living Trust 5732 S. Crowley Mesa, AZ 85212	The Deck Family Living Trust 5732 S. Crowley Mesa, AZ 85212	**034 01 0F 104.00**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT DECK and CYNTHIA DECK, husband and wife, as the Grantors, has this day transferred and conveyed to ROBERT G. DECK and CYNTHIA M. DECK of 5732 SOUTH CROWLEY, MESA, ARIZONA 85212, herein designated as Co-Trustees of THE DECK FAMILY LIVING TRUST, Under Agreement Dated this 15th day of January, 2024, and any amendments thereto, as the Grantee, 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 § 66-27-101, et 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 Scrivenor'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 Robert Deck and Cynthia Deck, husband and wife, by General Warranty Deed from Robert Deck from Shanna Elizabeth Falch, an unmarried woman, of record in Instrument No. 20230517-0036980, in the Register's Office of Davidson County, Tennessee, dated May 8, 2023 and recorded on May 17, 2023.

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

Taxes for the year 2024 and thereafter, not yet due and payable.

Restriction, 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 Scrivener's 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 906, Book 4468, Page 452.

Easement for Communications 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, Tennessee 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 warranty and forever defend the title to said real estate to Grantee, 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.

IT WITNESS WHERE OF, Grantor has executed this instrument on this 16th day of February 2024.

ROBERT DECK, Grantor

CYNTHIA DECK, Grantor

STATE OF ARIZONA COUNTY OF MARICOPA	} SS

This notary certificate is attached to the Warranty Deed dated this 16th day of February, 2024, consisting of three (3) pages including the notary certificate, and was executed by ROBERT DECK and CYNTHIA DECK, and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereby set my hand and Official Seal.

NOTARY SEAL:

OFFICIAL SEAL
LISA K TONGE
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 583773
My Comm. Expires June 7, 2024

Notary Public

My commission expires: 6/7/24