Name and Address of New Owner:
Unique Restorations, LLC
P.O Box 173
Pleasant View, TN 37146

Send Tax Bills To:
Unique Restorations, LLC
Pleasant View, TN 37146

This Instrument Prepared By:
Freeman & Bracey, PLC
885 Conference Drive 500
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1119568 DEEDWARRSP
04/05/2024 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240405-0024186

Map & Parcel No: **033-00-0-039.00**

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debra M. Cobb and Thomas Dale Cobb, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Unique Restorations, LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land lying the 10th Councilmanic District of Davidson County, Tennessee, located on the north margin of Dickerson Road, and more particularly described according to a survey by John Kohl & Company dated May 10, 1983, as follows:

Beginning at an iron pin in the north margin of Dickerson Road, being the southeast corner of Antonio C. Turner's property (Instrument No. 20220125-0008963, Register's Office for Davidson County, Tennessee; formerly John T. Killingsworth), and the southwest corner of this described tract; thence, leaving said margin North 01 deg. 30 min. East 260.45 feet to an iron pin; said corner being the northwest corner of United Fidelity Bank (Instrument No. 20090224-0015979, RODCTN; formerly Hubert L. Worrell); and the east line of Turner; thence, leaving Turner's east line along United Fidelity Bank's west line South 39 deg. 27 min. 53 sec. West 202.51 feet to an iron pin located in the north margin of Dickerson Road; thence, along said margin South 52 deg. 30 min. West 170.83 feet to the point of beginning, containing 17,288 square feet (0.40 acres), more or less.

Being the same property conveyed to T. DALE COBB AND WIFE, DEBBIE M. COBB, AS TENANTS BY THE ENTIRETY, by deed from DEBBIE M. COBB, EXECUTRIX FOR THE ESTATE OF RUTH B. MARTIN, of record as Instrument No. 20050930-0117777, and by Quitclaim Deed from FRANCIS RONALD MARTIN AND WIFE, DEBBIE B. MARTIN, of record as Instrument No. 20050930-0117776, both dated September 29, 2005, said Register's Office.

The said Thomas Dale Cobb is one and the same person as T. Dale Cobb. The said Debra M. Cobb is one and the same person as Debbie M. Cobb.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the 3rd day of April, 2024.

Debra M. Cobb

Thomas Dale Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Debra M. Cobb and Thomas Dale Cobb**, the within named Bargainors, 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 at Goodlettsville, Tennessee this the 3rd day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$450,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debra M. Cobb

Thomas Dale Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary Signature
My commission expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 April 3, 2024.

Affiant Signature

4-3-24

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on April 3, 2024.

Notary's Signature

My Commission Expires: _____ Date

Notary's Seal (if on paper)

