Karen Johnson Davidson County
Batch# 1122475 DEEDWARR
04/12/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20240412-0026181

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2024.

Notary Public: Madisun Silva
My Commission Expires: 06-16-26

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Andrea T. Scott 286 Cobblestone Place Drive Goodlettsville TN 37072	Send Tax Bills To: New Owner	Map/Parcel Number: 034-01-0F-071.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Heidi A. Watts, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Andrea Taleta Scott, an unmarried person,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND located in Davidson County, Tennessee, being all of Unit No. 71, Cobblestone II Townhomes, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 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 Scrivener's Affidavit of record in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the 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 interest in favor or 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; together with a percentage 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 Heidi A. Watts, married woman, as her sole and separate property, by Warranty Deed from (Christopher) Scott Storey and Ginger G. Storey, husband and wife, dated 9/8/2021 and recorded 9/20/2021 in Instrument No. 20210920-0125924, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Book 421, Page 44, Book 2330, Page 10 and Instrument No. 20100311-0018694, in the Register's Office of Davidson County, Tennessee.

All matters contained in Declaration and By-Laws of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the Register's Office of Davidson County, Tennessee.

Deed Restrictions of record in Book 2271, Page 71 and Book 3870, Page 687, in the Register's Office of Davidson County, Tennessee.

Easements of record in Book 2443, Page 558; Book 4362, Pages 966-981; Book 4468, Pages 452-469; Book 7030, Page 404; Book 8590, Pages 304-308; Instrument Nos. 20020215-0019975; 20040819-0100484; 20060628-0077506; 20080612-0060827 and 20140114-0003779, in the Register's Office of Davidson County, Tennessee.

Charter in Instrument No. 20160401-0031280, in the Register's Office of Davidson County, Tennessee.

Easement to Comcast of record in Instrument No. 20090114-0003605, in the Register's Office of Davidson County, Tennessee.

Easement in Instrument No. 20060628-0077506, in the Register's Office of Davidson County, Tennessee.

Agreement in Instrument No. 20081222-0121716, in the Register's Office of Davidson County, Tennessee.

Storm Water Maintenance Agreement in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830, in the Register's Office of Davidson County, Tennessee.

2024 Davidson County taxes; a lien not yet due and payable.

2024 Goodlettsville City taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 286 Cobblestone Place Drive, Goodlettsville, TN 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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 10th day of April, 2024.

Heidi A. Watts

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Heidi A. Watts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2024.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Tonya Loftin, 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 10, 2024**.

Date

Tonya Loftin
Affiant Signature

April 12, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)