Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

RE/2
TO:

WARRANTY DEED

Karen Johnson
Batch # 1152234
06/28/2024 08:23:32 AM
Fees: $13.00 Taxes: $1,087.80

Davidson County
DEEDWARR
2 pgs

20240628-0048475

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/19/2025

(AFFIX SEAL)

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haleigh Hamlin and Anthony Cable	NEW OWNERS	034-01-0F-074.00
(NAME)	(NAME)	
292 Cobblestone Place Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lauren Dahle-Hernandez (formerly known as Lauren Elizabeth Hernandez), and Jessica Dahle-Hernandez, a married couple, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Haleigh Hamlin, a single person and Anthony Cadle, a single person, as Tenants in Common, and Carmen Renee Hamlin and Roger Steven Hamlin, a married couple, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain townhouse located in Davidson County, Tennessee, being Unit No. 74 of 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, at seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone 11 Townhomes of record in instrument No. 20160401-0031281, Scrivener's Affidavit recorded 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 ore 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 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 Lauren Elizabeth Hernandez, a single woman by Warranty Deed from Gina Miglore, a single woman, dated 10/22/2020, of record in Instrument No. 20201023-0123379, Register's Office for Davidson County, Tennessee.

Jessica Dahle-Hernandez joins in the conveyance for the purpose of conveying any and all interest she may have, including but not limited to her marital rights.

This conveyance is subject 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) current year property taxes and subsequent years taxes and assessments, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 292 Cobblestone Place Drive, Goodlettsville, TN 37072

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of June, 2024

Lauren Dahle-Hernandez

Jessica Dahle-Hernandez

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Dahle-Hernandez and Jessica Dahle-Hernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of June, 2024

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075