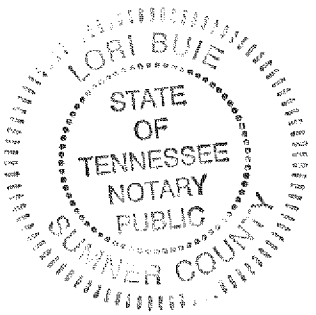
WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$288,000.00**.

Beniamin Matei
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2025.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 6/29/27

Karen Johnson Davidson County
Batch# 1257406 DEEDWARR
04/08/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20250408-0026573

File #25-TL-0269-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Beniamin Matei (NAME)	New Owner (NAME)	
269 Cobblestone Place Dr. (ADDRESS)	(ADDRESS)	**034 01 0F 116.00**
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 consideration, the receipt of which is hereby acknowledged,

CHRISTINE GUTHRIE, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENIAMIN MATEI, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Townhome located in Davidson County, Tennessee, being all of Unit No. 116 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, 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, 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 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 Christine Guthrie, a single woman, by Warranty Deed from Cliffion M. Daigs, a single woman, of record in Instrument No. 20220621-0070431, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022, and recorded on June 21, 2022.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S ALTA LOMA SUBDIVISION ON GALLATIN PIKE, as recorded in Plat Book 421, Page(s) 44.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILD ACRES ESTATES, as recorded in Plat Book 2330, Page(s) 10.
* Restrictions, 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 Instrument No. 20100311-0018694.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081229-0123139, amended in Instrument No. 20160401-0031279.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160401-0031281, amended in Instrument No. 20160929-0102734, Instrument No. 20180424-0038505 and with scrivener's affidavit recorded in Instrument No. 20170501-0042305.
* Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 2271, Page 71 and Book 3870, Page 687.
* Easement for Transmission line, recorded in Book 2443, Page 558.
* Easement for Sanitary Sewers, recorded in Book 4362, Pages 966-981 and Book 4468, Pages 452-469.
* Easement for Communications Systems Right of Way, recorded in Book 7030, Pages 404-408 and Instrument No. 20020215-0019975.
* Easement recorded in Book 8590, Page 304, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20090114-0003605 and Instrument No. 20140114-0003779.
* Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830.
* Charter for Cobblestone II Townhomes recorded in Instrument No. 20160401-0031280.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **269 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), their heirs and 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), 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.

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHRISTINE GUTHRIE**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number 202504080026572, Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **4th** day of **April, 2025**.

Christine Guthrie by _____, attorney in Fact
Christine Guthrie by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRISTINE GUTHRIE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRISTINE GUTHRIE**.

Witness my hand and official seal this **4th** day of **April, 2025**.

_____
Notary Signature
My Commission Expires: 7-7-25

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/4/2025 (date of document).

Affiant Signature

4/4/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 4 day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504080026573