WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,400.00

Affiant Sole Member

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LISA L BOWDEN
Notary ID #7072776
My Commission Expires
November 1, 2027

Karen Johnson
Batch # 1281652
06/05/2025 10 25 49 AM
Fees $13 00 Taxes $1,052 28

Davidson County
DEEDWARR
2 pgs

20250605-0044194

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).
Marlene Cobos and Albert Cobos	Optimum First, Inc	105-03-0R-040 00-CO
(NAME)	(NAME)	
4 Butterfly Ct	7755 Center Ave, 9th Floor	
(ADDRESS)	(ADDRESS)	
Summertown, TN 38483	Huntington Beach, CA 92647	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.. 20250746

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cobb Interiors, LLC, a Texas limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Marlene Cobos and Albert Cobos, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 17th Civil District of Davidson County, Tennessee, and described as follows.

Being Unit No. 1249 of Woodstock Condominiums, described in a Declaration of record in Inst. No. 20190204-0010414, amended in Inst. No. 20190430-0039868, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Cobb Interiors, LLC by Warranty Deed from Edward Martin, a single man, dated 01/16/2024 and filed of record in Inst No 20240201-0007266 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act. as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, to easements, rights and interest in favor of 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodstock Condominiums and filed of record in Instrument No. 20190204-0010414 and Instrument No 20190430-0039868, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to:

Restrictions, Easements and Reservations of record in Deed Book 10512, page 725, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20141010-0094097, said Register's Office

Agreement for Dedication of Easement and/or Public right-of-way of record in Instrument No. 20141010-0094332, said Register's Office

20 ft access easement of record in Instrument No 20141020-0096498 said Register's Office.

Easement to Comcast of record in Instrument No 20150911-0092389, Register's Office for said County.

Pipeline Crossing Agreement of record in Book 7240, page 620, Book 7760, page 827, Book 7883, page 239, Book 7932, page 153 and Book 8709, page 588, said Register's Office

Agreement of Partial Assignment of Communication Line of record in Book 8919, page 821, said Register's Office.

Communications Cable or Fiber Optic Line Protection Rider of record in Book 8299, page 86, said Register's Office.

Cable right-of-way easements of record in Book 8269, page 358 and Book 8274, page 769, said Register's Office.

Right-of-Way Occupancy, of record in Book 7847, page 115, said Register's Office

Unimproved ☐

This is improved ☒ property, known as 1249 4th Avenue S, Nashville, TN 37210
(House No) (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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of June 2025

Cobb Interiors, LLC

BY: Brittany Edwards Cobb
Brittany Edwards Cobb
Sole Member Sole Member

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brittany Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member (or other officer authorized to execute the instrument) of Cobb Interiors, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 2nd of June, 2025

Notary Public
My Commission Expires: 11-1-2027

LISA L BOWDEN
Notary ID #7072776
My Commission Expires
November 1, 2027

PLEASE RETURN TO.

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075