Karen Johnson Davidson County
Batch # 1288565 DEEDWARR
06/23/2025 02 25 35 PM 2 pgs
Fees $13 00 Taxes $703 00
20250623-0049102

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (LM) Title No 64113
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie Cobb 680 Sonny Cobb Road Bells, TN 38006	Julie Cobb 680 Sonny Cobb Road Bells, TN 38006

TAX MAP PARCEL NUMBERS: 164060A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie Hall, as surviving tenant by the entirety,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Julie Cobb, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No 41 (also known as Unit 512) of Autumn Glen Section 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Instrument No. 20020926-0117438, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being part of the same property conveyed to Byron Hall and Jenny Hall, as tenants by the entirety with right of survivorship, by Warranty Deed from P&B Development, LLC, a Tennessee limited liability company, dated January 4, 2011 and recorded on January 10, 2011, of record in Instrument No 20110110-0002640, Register's Office for Davidson County, Tennessee. The said Byron Hall has since died. Title was erroneously vested in "Jenny" Hall The said Jenny Hall is one and the same person as Jennie Hall

Description Reference Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020926-0117438, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Instrument No. 20030929-0143614, Instrument No 20101229-0103591, Instrument No. 20170510-0046473, Instrument No. 20230404-0024572, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement for sanitary sewers and/or storm drainage water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No 20020823-0102072, said Register's Office. Easement for access for Garden Homes of record in

Instrument No. 20021211-0153095, said Register's Office Access amenities and reciprocal drainage and detention facilities easement and maintence agreement of record in Instrument No 20161230-0137500, said Register's Office Declaration of Easement and Cost Sharing of record in Instrument No. 20240904-0068157, said Register's Office. Easement for public utilities including sidewalks to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument 20020828-0104004, said Register's Office

This is improved property, known as 4316 Summercrest Boulevard, # 512, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2025.

Jennie Hall

Jennie Hall

State of Tennessee

County of Davidson

On this 20th day of June, 2025, before me the undersigned authority, personally appeared Jennie Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $190,000 00.

Affiant

Sworn and subscribed before me this 20th day of June, 2025

Notary

My Commission Expires.

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026