WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$276,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2025. Notary Public MY COMMISSION EXPIRES: 7-3-28

Karen Johnson Davidson County
Batch# 1322770 DEEDWARR
09/16/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20250916-0073756

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

File #25-JJ-0133-C

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

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Shellis Lane Hampton (NAME)	**New Owner** (NAME)	
133 Cobblestone Place Drive (ADDRESS)	(ADDRESS)	**034 01 0F 086.00**
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,

TOM A. PENNINGTON, A MARRIED PERSON,

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

SHELLIS LANE HAMPTON, 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 Unit No. 86 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 in Scrivener's Affidavit of record in Instrument No. 20170501-0042305), as amended in Instrument Nos. 20160929-0102734 and 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 Interests 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 the buildings thereof together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration, Reference is hereby made to the plan of COBBLESTONE II TOWNHOMES, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281 (as corrected in Instrument No. 20170501-0042305), said Register's Office, and as shown on Final Plat, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), COBBLESTONE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tom A. Pennington, a married man, by Warranty Deed from Hayley J. Lewis, unmarried, of record in Instrument No. 20200915-0104834, in the Register's Office of Davidson County, Tennessee, dated September 10, 2020 and recorded on September 15, 2020.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
*County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.
*City of Goodlettsville taxes for the year 2025 and thereafter, for tax parcel identification number 034 01 0F 086.00, not yet due and payable.
*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, as amended in Instrument No. 20160401-00031279 and Termination of Declaration recorded in Instrument No. 20161010-01006675.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160401-0031281, as Amended in Instrument No. 20160929-0102734 and Scrivener's Affidavit recorded in Instrument No. 20170501-0042305 and further Amended in Instrument No. 20180424-0038505.
*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2271, Page 71 and Book 3870, Page 687.
*Easement for Right of Way, recorded in 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.
*Indemnity Agreement as set forth in instrument recorded in Instrument No. 20081222-0121716.
*Charter for Cobblestone II Townhomes recorded as 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: **133 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.

Witness my/our hand(s) this the **15th** day of **September, 2025.**

Tom Pennington
Tom A. Pennington

Portia Pennington
Portia Pennington

The said **PORTIA PENNINGTON** is the spouse of **TOM A. PENNINGTON** and joins herein to convey any and all marital interest **PORTIA PENNINGTON** may have in the above-described property.

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Clinton

On this 15th day of September, 2025, before me personally appeared via audio/video communication Tom A. Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2025.

William Grones
Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Clinton

On this 15th day of September, 2025, before me personally appeared via audio/video communication Portia Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2025.

William Grones
Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Certificate of Authenticity

I, Holly A Mason, 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 9/15/25.

Affiant Signature

9/15/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of Sept., 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028