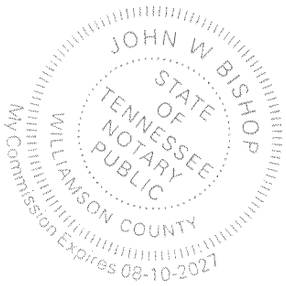
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Davis and Leslie William Davis	Same as New Owner	
(NAME) 406 Village Hall Pl	(NAME)	131 02 0M 004.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARK A. COBB AND WIFE, LYDIA D. COBB**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG DAVIS AND LESLIE WILLIAM DAVIS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 2130 of VILLAGE HALL, (also, known as 406 Village Hall Place, Unit 2130), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0084170 Register's Office for Davidson County, Tennessee, and also described in said Master Deed and Bylaws appended thereto, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments, contained in said Master Deed and Bylaws appended thereto, recorded in Instrument No. 20050510-0052650 as amended in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028; Instrument No. 20121204-0111555; Instrument No. 20170324-0028757; Instrument No. 20170324-0028758 and Instrument No. 20230316-0018944 with amendment to By-Laws recorded in Instrument No. 20130422-0039977 and Instrument No. 20131204-0123748, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mark A. Cobb and wife, Lydia D. Cobb, by Quitclaim Deed from Mark A. Cobb and wife, Lydia D. Cobb, Trustees of the M and L Cobb Trust U/T/A Dated 06/27/2011, of record in Instrument No. 20170622-0062849, in the Register's Office of Davidson County, Tennessee, dated June 21, 2017, and recorded on June 22, 2017.

Karen Johnson Davidson County
Batch# 1340385 DEEDWARR
10/30/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20251030-0086616

Being the same property conveyed to Mark A. Cobb and wife, Lydia D. Cobb, Trustees of the M and L Cobb Trust U/T/A Dated 06/27/2011, by Quitclaim Deed from Mark A. Cobb and wife, Lydia D. Cobb, of record in Instrument No. 20120810-0071704, in the Register's Office of Davidson County, Tennessee, dated February 20, 2012, and recorded on August 10, 2012.

Being the same property conveyed to Mark A. Cobb and Wife Lydia D. Cobb, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20070129-0011809, in the Register's Office of Davidson County, Tennessee, dated January 25, 2007, and recorded on January 29, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 406 Village Hall Pl, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of October, 2025

Mark A. Cobb 10/29/25
Mark A. Cobb

Lydia D. Cobb
Lydia D. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Cobb and Lydia D. Cobb, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of October, 2025.

Commission expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1/22/29

J. Gregory Hardeman
Notary Public

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of October, 2025.

Denise Woods
Affiant Signature
Date 10-30-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027