WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028 (AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

G-URC-25-117

Karen Johnson Davidson County
Batch# 1351565 DEEDWARR
11/26/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20251126-0094617

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly McCombs **Chenita R. Kinnie and Joclyn H. Kinnie**	Same as New Owner	
(NAME)	(NAME)	034-01-0F-078.00-CO
117 Cobblestone Place Drive		
(ADDRESS)	(ADDRESS)	
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, **MACKENZIE J. SWANN, A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOCELYN H KINNIE, UNMARRIED, AND CHENITA R KINNIE AND KIMBERLY R MCCOMBS, SPOUSES MARRIED TO EACH OTHER**, 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:

Land in Davidson County, Tennessee, being Unit 78 on the Plan of Cobblestone II Townhomes, as shown on Exhibit B to that Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, A Townhouse Planned Unit Development, of record in Instrument No. 20160401-0031281, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mackenzie J. Swann by Warranty Deed from Mid-TN Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20160906-0093579 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 2330, Page 10, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes with By-Laws and Charter appended thereto, of record in Instrument Number 20081229-0123139, amended in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes of record in Instrument Number 20081229-0123139, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, and amended in Instrument No. 20180424-0038505 Register's Office for Davidson County, Tennessee.
- Charter of Cobblestone II Townhomes of record in Instrument Number 20160401-0031280, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160401-0031281, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument 20080612-0060827, Register's Office for Davidson County, Tennessee.

- Grant of Easement in Favor of Daniel Rivergate, LLC in Instrument 20090114-0003605, Register's Office for Davidson County, Tennessee.
- Indemnity Agreement in Instrument 20081222-0121716, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2271, Page 71, amended in Book 3870, Page 687, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to USA in Book 2443, Page 558, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement to City of Goodlettsville in Book 4468, Page 456, Register's Office for Davidson County, Tennessee.
- Easement to City of Goodlettsville in Book 4468, Page 452, Register's Office for Davidson County, Tennessee.
- Subject to Communications Systems Right of Way and Easement Agreement granted AT & T in Instrument 20020215-0019975, Register's Office for Davidson County, Tennessee.
- Easement Agreement in favor of Outdoor Systems, Inc, a Delaware corporation, in Book 11248, Page 927, Register's Office for Davidson County, Tennessee.
- Subject to P.C.S. Site Agreement in Book 9960, Page 658, Register's Office for Davidson County, Tennessee.
- Subject to Communications Systems Right of Way and Easement Agreement granted American Telephone and Telegraph Co. in Book 7030, Page 407, Register' s Office for Davidson County, Tennessee.
- National Advertising Company Leases in Book 4371, Page 805 and Book 4371, Page 807, Register's Office for Davidson County, Tennessee.
- Subject to Agreements for Dedication of Easement for Sanitary Sewers granted City of Goodlettsville in Book 4362, Page 980 and Book 4468, Page 468, Register's Office for Davidson County, Tennessee.
- Subject to the provisions contained in deed of record in Instrument 20040819-0100484, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20150825-0085830, in the Register's Office for Davidson County, Tennessee.
- Plat Easements of record in Book 421, Page 44, Book 2330, Page 10, in the Register's Office for Davidson County, Tennessee.
- Agreement For dedication of Easement of record in Book 4362, Page 966, Book 4362, Page 981, Book 4468, Pages 452 and Book 4468, Pages 469, in the Register's Office for Davidson County, Tennessee.
- Communications Systems Right of Way and Easement Agreement of record in Book 7030, Page 404, in the Register's Office for Davidson County, Tennessee.
- Deed Easement of record in Instrument Number 20060628-0077506, and Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Consent Judgment and Final Decree of record in Book 8590, Page 304, Book 8590, Page 308, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **117 Cobblestone Place Drive, Goodlettsville, Tennessee 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 25th DAY OF NOVEMBER, 2025.

Mackenzie J. Swann by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
OF DAVIDSON

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

Witness my hand and official seal, this the 25th of November, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 11/25/2025 (date of document).

Affiant Signature

Date 11/25/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER