Karen Johnson Davidson County
Batch# 1368029 DEEDWARR
01/09/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20260109-0002361

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $905,000.00.

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn before me this the 8th day of January, 2026.

Notary Public
My commission expires: 9/13/2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Madison Brotherton	CrossCrounty Mtg	147-06-0 086.00
4811 Overcrest Dr.	2160 Superior Ave	
Nashville, TN 37211	Cleveland, OH 44114	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BLAKE COBB AND SOPHIA COBB F/K/A SOPHIA MULLIN-GONZALEZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES PATRICK ROLAND, A SINGLE MAN AND MADISON BROTHERTON, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Section One, Battery Crest of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blake Cobb and Sophia Mullin-Gonzalez, husband and wife, by deed dated 01/10/2024, from Kierstin Jodway, unmarried, and Allyson Clair A. Jodway, unmarried, of record in Instrument No. 20240112-0002798, Register's Office for said County. The said Sophia Mullin-Gonzalez is now known as Sophia Cobb and is one in the same person.

Also being the same property conveyed to Kierstin Jodway and Allyson Clair A. Jodway, a married couple, by deed dated 01/08/2021, from Gresh, LLC, of record in Instrument No. 20210112-0005276, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4811 Overcrest Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8th day of January, 2026.

Blake Cobb

Sophia Cobb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Blake Cobb and Sophia Cobb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 January 8th 2026.

Affiant Signature – Joshua A. Terry

January 9th 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 9th 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27