Karen Johnson Davidson County
Batch# 1382372 DEEDWARR
02/18/2026 07:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260218-0012669

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DM-BM-26-1101

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)
John Peter Armbruster and Anna Brock Armbruster	**New Owner**	
(NAME)	(NAME)	**091-06-4E-002.00-CO**
1101B 57th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BEVERLY MONTEZ GARY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PETER ARMBRUSTER AND ANNA BROCK ARMBRUSTER, HUSBAND AND WIFE,** 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 2, 1101 57th Ave. Cottages, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for 1101 57th Ave. Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161031-0114853, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements, if any, associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being the same property conveyed to Beverly Montez Gary by Quitclaim Deed from James C. Cobb, Beverly Montez Gary, Karen Michelle Blair and Cobb Commercial Properties, LLC Series of record in Instrument No. 20240103-0000699, dated January 03, 2024, recorded January 03, 2024, Register's Office Davidson County, Tennessee. (NOTE: The foregoing legal description is not the same as that contained in the aforementioned Quitclaim Deed, which erroneously contained the legal description for the entirety of the property described in prior deeds of record and in the Declaration referenced above, whereas Unit 1 as described in said Declaration, had been previously conveyed to its current owner by Quitclaim Deed of record in Instrument No. 20190903-0088732 in said Register's Office.)

Being a part of the same property conveyed to James H. Cobb and wife, Mary E. Cobb by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8563, page 130, Register's Office for Davidson County, Tennessee, dated February 27, 1992 and recorded on March 2, 1992.

James H. Cobb and Mary E. Cobb having since divorced with both retaining a one-half (1/2) interest in subject property. James Hershel Cobb conveys his one-half (1/2) interest, tenant in common by Quitclaim Deed to Cobb Commercial Properties, LLC-Series 3, a Tennessee limited liability company of record in Instrument No. 20080214-0015031, dated February 14, 2008 and recorded on February 14, 2008, as corrected by Scrivener's Affidavit of record in Instrument No. 20170420-0038790, Register's Office for Davidson County, Tennessee.

Mary E. Cobb died on January 30, 2022 testate and Last Will and Testament duly probated in Chancery Court for Williamson County, Tennessee File No. 22PR-12275. Mary E. Cobb devised her one-half interest to James C. Cobb, Beverly Montez Gary, Karen Michelle Blair.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 63, Register's Office for

Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161031-0114853, Register's Office for Davidson County, Tennessee.
• Charter for 1101 57th Ave. Cottages HOA of record in Instrument Number 20161031-0114852, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 2483, Page 629, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101B 57th Avenue North, Nashville, Tennessee 37209**.

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 17 DAY OF FEBRUARY, 2026.

Beverly Montez Gary

Beverly Montez Gary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY MONTEZ GARY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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

Certificate of Authenticity

I, Anthony N. Greco, 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 the 17th day of February, 2026.

02/17/2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17th day of February, 2026.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027