Karen Johnson Davidson County
Batch # 1398624 DEEDWARR
03/27/2026 01:25:47 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20260327-0024569

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Ethan Wallace Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

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
FILE #: B-ELAM-26-102

File #26-TC-0102-C

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Wallace Pratt	SAME AS NEW OWNER	
(NAME)	(NAME)	
102 Cobblestone Place Drive		**034 01 0F 002.00**
(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,

JOEL SKIPWORTH, A MARRIED MAN,

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

ETHAN WALLACE PRATT, AN UNMARRIED MAN,

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 townhouse located in Davidson County, Tennessee, being Unit No. 2 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 Declaration of Covenants, Conditions and Restrictions of Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, Register's Office for 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, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Joel Skipworth, by Warranty Deed from Riley Manion and Caroline Manion, husband and wife, of record in Instrument No. 20201007-0116583, in the Register's Office of Davidson County, Tennessee, dated October 02, 2020 and recorded on October 07, 2020.

This was never the marital residence for the Grantor named herein.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing Cobblestone II Townhomes of record in Instrument No. 20160401-0031281 and Scrivener's Affidavit in Instrument No. 20170501-0042305, and as Amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505; also subject to 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 building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 2271, Page 71, Book 3870, Page 687, Instrument No. 20081229-0123139 and Instrument No. 20160401-0031279.
* Easement recorded in Book 421, Page 44, Book 2330, Page 10, Book 2443, Page 558, Book 4362, Page 966-981, Book 4468, Page 452-469, Book 7030, Page 404, Book 8590, Page 304-308, Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311-0018694 and Instrument No. 20140114-003779, Register's Office for Davidson County, Tennessee.

* Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20150825-0085830.
* 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: **102 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 26th day of March, 2026.

Joel Skipworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Joel Skipworth, 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 26th day of March, 2026.

Notary Signature
My commission expires:

