WARRANTY DEED

Karen Johnson Davidson County
Batch # 1414048 DEEDWARR
05/01/2026 09:56 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20260501-0038798

G-ON-26-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-30

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY
DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
Jill Lindner and Don W. Cobb **Adrian L. Cobb**	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**083-12-0-140.00**
1022 Draughon Ave.	**3940 N. Ravenswood Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Chicago, IL 60613**	
(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, **SAM SMITH AND ELIZABETH ANN STRINGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL LINDNER AND DON W. COBB, WIFE AND HUSBAND AND ADRIAN L. COBB, A SINGLE MAN, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot No. 169 on the Plan of Section Five, Rosewood Heights of record in Plat Book 2331, Page 39, 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 Sam Smith, an unmarried man by Warranty Deed from Megan E. Robertson and Michael B. Crabtree, Wife and Husband, of record in Instrument No. 20170526-0052688 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 26, 2017.

SamSmith having since married. Elizabeth Ann Stringer joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2437, Page 574, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main of record in Book 2437, Page 171, 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: **801 Potter Lane, Nashville, Tennessee 37206**.

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 29th DAY OF APRIL, 2026.

Sam Smith

Elizabeth Ann Stringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM SMITH, 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 29th of April, 2026.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ANN STRINGER, 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 29th of April, 2026.

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



RETURN TO:
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Nashville, TN 37212