WARRANTY DEED

Karen Johnson
Batch # 1432965
06/12/2026 09:32:12 AM
Fees: $13.00 Taxes: $2,238.50
Davidson County
DEEDWARR
2 pgs
20260612-0053377

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Carlie McCall	Lending Hand Mortgage, LLC	105-3-4A-3
(NAME)	(NAME)	
1268 3rd Avenue South	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260755

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cobb Interiors, LLC, a Texas limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carlie McCall, a single woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 1268 of Dudley Park Townhomes, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Dudley Park Townhomes, a Horizontal Property Regime with Private Elements of record in Inst. No. 20230922-0074681, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Cobb Interiors, LLC, a Texas limited liability company, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, dated 03/06/2025 and filed of record in Inst. No. 20250310-0017913 and corrected in Inst. No. 20260609-0051704, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Dudley Park and filed of record in Inst. Nos. 20230922-0074680; 20230922-0074682; 20230922-0074681, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:
Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Plat Book 2, pages 182-183 and Inst. No. 20070912-109545, along with all matters shown on the Survey of record in Inst. No. 20220111-0003322, Register's Office for said County.

Charter of Dudley Park Condominium Association appearing of record in Inst. No. 20231004-0078002, Register's Office for said County.

Charter of the Dudley Park Master Association appearing of record in Inst. No. 20231004-0078005, Register's Office for said County.

Subject to easement appearing of record in Inst. No. 20220719-0082626, Register's Office for said County.

Right-of-way easement appearing of record in Inst. No. 20220525-0060805, Register's Office for said County.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20220616-0069008, Register's Office for said County.

Easement for Water Meters, Lines and Appurtenances of record in Inst. No. 20220628-0074597, Register's Office for said County.

Charter appearing of record in Inst. Nos. 20200727-0082165; 20231004-0078003 and 20231004-0078005, Register's Office for said County.

Article of Dissolution appearing of record in Inst. No. 20210107-0003564, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1268 3rd Avenue South, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of June, 2026

Cobb Interiors, LLC

BY: Brittany Edwards Cobb, Sole Member
Brittany Edwards Cobb
Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brittany Edwards Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member (or other officer authorized to execute the instrument) of Cobb Interiors, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 11th of June, 2026.

Notary Public
My Commission Expires: 3/11/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY