Karen Johnson
Batch # 1461930
08/19/2026 12:14:58 PM
Fees: $13.00 Taxes: $1,295.00
Davidson County
DEEDWARR
2 pgs
20260819-0077169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$350,000.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jack Urbano **605 Press Pl Apt 423** **Nashville, Tennessee 37208**	**SAME AS OWNER**	MAP 081 GROUP 12 0 PARCEL 302.00

For and in 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, we,

Anthony B. Cobb, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jack Urbano, a single man

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:

Lot No 244 on the Map of McGavock, Wetmore and Other's Addition to Nashville, called The Town of McGavock, as of record in Book 21, Page 23, Register's Office, Davidson County.

Said Lot 244 fronts 50 feet on the easterly side of 10th Avenue, North and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Latifah Cobb, a married person, by Special Warranty Deed from CitiMortgage, Inc. d/b/a First American Asset Closing Services, dated July 25, 2011 and file of record October 10, 2011 as Instrument No. 20111010-0078538, Register's Office for Davidson County, Tennessee. (for value or consideration of $76,000.00) Further conveyed by Quitclaim Deed to Anthony B. Cobb, Unmarried, dated May 3, 2017 and filed of record May 8, 2017 as Instrument No. 20170508-0045362, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1512 10th Ave, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 17th day of August, 2026.

Anthony B. Cobb

Anthony B. Cobb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony B. Cobb, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027