This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9964-SL

Karen Johnson Davidson County
Batch# 1468072 DEEDWARR
09/03/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20260903-0082118

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carlton J. Cobb and Jannika N. Cobb 962 Isaac Drive Clarksville, TN 37040	The Farmers Bank PO Box 10 Portland, TN 37148	041 05 0 011.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Chauncey Eugene Williams, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Carlton J. Cobb and Jannika N. Cobb, husband and wife** (individually and/or collectively, "Grantee"), a 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. 23 on the Plan of CREEK TRAIL SUBDIVISION of record in Plat Book 7900, Pages 261-262, 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 Chauncey Eugene Williams, Unmarried, by Quitclaim Deed from Sharica L. Stewart, Unmarried, of record in Instrument No. 20220301-0023182, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022, and recorded on March 01, 2022.

Being the same property conveyed to Sharica L. Stewart, unmarried, by Warranty Deed from Chinwe Ejiofor and Sam Ejiofor, of record in Instrument No. 20141226-0118117, in the Register's Office of Davidson County, Tennessee, dated December 15, 2014, and recorded on December 26, 2014.

This is unimproved property located at: **4180 Creek Trail Drive, Nashville, TN 37189**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

Chauncey Eugene Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chauncey Eugene Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: _____

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

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/31/2026 (date of document).

Emma Howard
Affiant Signature

8/31/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL