Bill Garrett Davidson County
Batch# 77629 DEEDQC
04/10/2018 09:27:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180410-0033555

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE: 180315260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 9 day of April, 2018.

Notary Public

My Commission Expires:

SHERRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cobalt Properties II, LLC 807 Bradford Avenue Nashville, TN 37	New Owner	064-13-0-034.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cobalt Ventures, LLC** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Cobalt Properties II, LLC, a Tennessee limited liability company**, their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 26 of Block 3, on the Plan of Berryville, which plan is of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being part of the same property conveyed by Warranty Deed from Janet E. Glover to Cobalt Ventures, LLC as recorded on the 7th day of August, 2017 in Instrument No. 20170807-0080281; Quitclaim Deed from Janet E. Glover, Trustee of the James H. Glover and/or Janet E. Glover Revocable Living Trust dated the 18th day of November 2005 to Janet E. Glover as recorded on the 1st day of May, 2017 in Instrument No. 20170501-0042497 and Warranty Deed from William R. Hudgins to The James H. Glover and Janet E. Glover Revocable Living Trust UTD 11/08/05, (James H. Glover and Janet E. Glover, Trustees) as recorded on the 21st day of April, 2009 in Instrument No. 20090421-0035923, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4311 Woods Street Old Hickory, TN 37138.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 5th day of April 2018

Cobalt Ventures, LLC

BY: _____

Trevor J. Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Cobalt Ventures, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of April 2018.

_____
Notary Public

My Commission Expires: _____

