Bill Garrett Davidson County
Batch# 108757 DEEDQC
06/25/2018 03:42:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180625-0061173

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste 203-A
Nashville, TN 37215
File 180516397

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 21st day of June, 2018.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
KATE ROSENTHAL

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevor Garrett 2221B Winford Avenue Nashville, TN 37211	New Owner	118040N00200CO

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, A Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Trevor Garrett,** 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 Unit 2221B, HOMES AT 2221 WINFORD AVENUE, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 221 Winford Avenue a Horizontal Property Regime with Private Elements of record in Instrument No. 20171030-0110826, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Thomas A. Hadden and wife, Bobbi Hadden to Cobalt Ventures, LLC, a Tennessee limited liability company, as recorded on the 2nd day of October, 2017 in Instrument No. 20171002-0100526 and being a portion of Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. to Thomas A. Hadden and Bobbi Hadden, as recorded on the 3rd day of March, 1994 in Deed Book 9266, Page 930, in the Register's Office of Davidson County, Tennessee.

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 21st day of June 2018.

Cobalt Ventures, LLC

BY: Trevor Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trevor Garrett, with whom I am personally acquainted, and who acknowledged himself to be the Member of Cobalt Ventures, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand and official seal at office, this 21st day of June 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018