Karen Johnson Davidson County
Batch# 541874 DEEDWARR
12/23/2020 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20201223-0152887

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 18th day of December, 2020.

Notary Public
My Commission Expires: 6/13/2022

2020-780

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley Charlotte Olejnik	Silverton Mortgage	
221 Downeymeade Drive	1201 Peachtree St. NE, #2050	085-07-0-013.00
Nashville, TN, 37214	Atlanta, GA 30361	

WARRANTY DEED

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

Cobalt Ventures, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ashley Charlotte Olejnik, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Section Four Stanford Country Club Estates of record in Plat Book 2900, Page 83, 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 Cobalt Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jeffrey A. Hazelip and Cheryl S. Hazelip, husband and wife of record in Instrument No. 20200518-0051101 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 18, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **221 Downeymeade Drive, Nashville, TN 37214.**

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 our hands this 18th day of December, 2020.

Cobalt Ventures, LLC, a Tennessee limited liability company

Trevor J. Garrett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Trevor J. Garrett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Cobalt Ventures, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Ventures, LLC to execute this instrument on its behalf..

Witness my hand and seal at Nashville, Tennessee this 18th of December, 2020.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY