WARRANTY DEED

Karen Johnson Davidson County
Batch# 645048 DEEDWARR
05/26/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20210526-0071639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cobalt Ventures, LLC	NEW OWNER	Map: 12800005500
(NAME) 807 Bradford Ave.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAMMY ELAINE BARNES AND LORI YOUNT AND LISA DIANE SHIRLEY F/K/A LISA BARNES WATTS AND SARAH BARNES CHRISTOPHER AND LAWRENCE WAYNE BARNES, JR. AND CHRISTOPHER BARNES AND MICHELLE CRAMER AND BETH BARNES AND CHARLES LOUIS BARNES AND ASHLEY PRINCE, HEIRS OF THE ESTATE OF SUE CAROLYN BARNES, DEVISEE UNDER THE WILL OF LADYE SULLIVAN BARNES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COBALT VENTURES, LLC,

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:

Lying and being in the Eighth Civil District of Davidson County, Tennessee. Beginning at a anti in Sawyer-Brown Road, ash and oak pointers; thence North 12' East 7 poles to a stake, cedar and small sapling pointers; thence South 68' East 12 1/4 poles to a stake, elm and cedar pointer; thence South 23' West 6 poles to a cedar; thence North 62' West 12 poles to the beginning, containing 1 acre, be the same more or less.

Being the same property conveyed to Lawrence L. Barnes and wife, Ladye Sullivan Barnes, by deed from James S. Buttrey and wife, Annie Belle Buttrey, of record in Book 1915, Page 338, dated December 27, 1950, Register's Office for said County. The said Lawrence L. Barnes died November 20, 1983, and title vested in Ladye Sullivan Barnes as surviving tenant by the entirety. The said Ladye Sullivan Barnes died testate on June 10, 2012, and the Will was admitted to Probate as Probate No. 13P974 of record in Probate Court of Davidson County, Tennessee, leaving as Devisee, Sue Carolyn Barnes. Sue Carolyn Barnes died intestate on December 24, 2012, leaving as Sole Heirs, Tammy Elaine Barnes, Lori Yount, Lisa Barnes Watts, Sarah Barnes Christopher, Lawrence Wayne Barnes, Jr., and Christopher Barnes. See also Probate No. 13P19 of record in Probate Court of Davidson County, Tennessee. Michael Barnes died July 15, 1998. Lawrence Wayne Barnes, Sr. died March 26, 2007. Charles Louis Barnes, Sr. died intestate on January 13, 2017, leaving as Sole Heirs, Michelle Cramer, Beth Barnes, Charles Louis Barnes, and Ashley Prince. See also Affidavits of Heirship of record in Instrument No. 20210415-0050303 and Instrument No. 20210415-0050304, and Instrument No. 20210415-0050305, and Instrument No. 20210415-0050306, said Register's Office. The Grantors herein execute this instrument as Heirs of the Estate of Sue Carolyn Barnes.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

unimproved ☐
This is improved ☒ property, known as 7662 Sawyer Brown Rd., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of May, 2021.

Tammy Elaine Barnes

Lori Yount

Lisa Diane Shirley

Sarah Barnes Christopher

Lawrence Wayne Barnes, Jr.

Christopher Barnes

Michelle Cramer

Beth Barnes

Charles Louis Barnes

Ashley Prince

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 Tammy Elaine Barnes, Lori Yount, Lisa Diane Shirley, Sarah Barnes Christopher, Lawrence Wayne Barnes, Jr., Christopher Barnes, Michelle Cramer, Beth Barnes, Charles Louis Barnes, and Ashley Prince, with whom I am personally acquainted (or 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 and official seal this, 21st day of May, 2021.

My Commission Expires: 5.2.25

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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