Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 651510 DEEDWARR
06/08/2021 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20210608-0076680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-309

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dylan Lee Rucker, Alexis Claire Rucker, Marty Rucker, & Susan Rucker	Champions Mortgage LLC	
1325 Merritt Street	10575 68th Ave., Ste. C2	053-02-0-114.00
Nashville, TN, 37138	Seminole, FL 33772	

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 and Kyle Lehning, a married man, tenants in common

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

Dylan Lee Rucker and Alexis Claire Rucker, husband and wife and Marty Rucker and Susan Rucker, wife and husband, tenants in common with rights of survivorship

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. 1 on the Plan of Resubdivision (Partition) of Lot 278, Plan of Section C-1 and Part of Section C, Village of Old Hickory, Book 1424, page 130, Part of Lot 278A, Resubdivision of Parcel B, Section C-2, Village of Old Hickory, Book 1835, page 53, of record in Plat at Instrument No. 20101208-0097756, 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 and Kyle Lehning, married, tenants in common by Warranty deed from WGB Properties, LLC of record in Instrument No. 20200710-0075171 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 10, 2020.

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

This is improved property located at **1325 Merritt Street, Nashville, TN 37138.**

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 2nd day of June, 2021.

Cobalt Venture, LLC, a Tennessee limited liability company

BY: _____
Trevor 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 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, a Tennessee limited liability company to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2021.

April D. Wideman
Notary Public
My Commission Expires: 3/13/2022



Kyle Lehning

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 Kyle Lehning, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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