Karen Johnson Davidson County
Batch# 844073 DEEDWARR
04/22/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220422-0046495

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 $350,000.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 10/2/2023

2022-74

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cobalt Ventures, LLC	New Owner	
805 Bradford Avenue		072-09-4E-001.00 and
Nashville, TN, 37204		072-09-4E-002.00

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

Donna Smith, a married woman,

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

Cobalt Ventures, LLC, a Tennessee limited liability company,

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

Land in Davidson County, Tennessee, being Unit A and Unit B of 1011 Delmas Residences Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1011 Delmas Residences. Town Homes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190813-0080612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 1011 Delmas Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA of record in Instrument No. 20190625-0061517 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 25, 2019.

Being the same property conveyed to Donna Smith by Quitclaim Deed from 1011 Delmas Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210125-0010902 Register's Office for Davidson County, Tennessee, dated January 6, 2021 and recorded on January 25, 2021.

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

This is improved property located at **1011A and 1011B Delmas Avenue, Nashville, TN 37216.**

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 7th day of April, 2022.

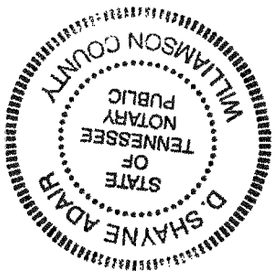
Donna Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Smith, 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 at Murfreesboro, Tennessee, this 7th day of April, 2022.

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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/7/2022.

D. Shayne Adair

4/11/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 11 day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026