Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me this 29th day of April, 2022.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 852671 DEEDWARR
05/09/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220509-0052966

2022-152

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Outlaw Miller and Jingwen Li	New Owner	
9004 Rigden Mill Drive		173-09-0A-515.00-CO
Nashville, TN, 37211		

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 Properties I, LLC,

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

William Outlaw Miller and Jingwen Li,

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. 446 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 9004 Rigden Mill, LLC, a Tennessee Limited Liability Company by Warranty deed from Catherine L. Trimmer, an unmarried woman of record in Instrument No. 20150313-0021837 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Cobalt Properties I, LLC by Quitclaim deed from 9004 Rigden Mill, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161219-0132739 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016.

This conveyance is subject to any and all restrictions and easements of record.
This is improved property located at **9004 Rigden Mill Drive Nashville, TN 37211.**

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 28th day of April, 2022.

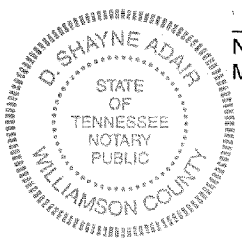
Cobalt Properties I, LLC

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 Properties I, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Properties I, LLC to execute this instrument on its behalf.

Witness my hand and seal at Nashville, Tennessee this 28th of April, 2022.



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

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-29, 2022.

Affiant
Date: May 2, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of May 2022.

Notary Public

My Commission Expires: 5/5/2025

