Karen Johnson Davidson County
Batch# 871555 DEEDWARR
06/14/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.93
20220614-0068046

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 $351,061.00

Affiant

Subscribed and sworn to before me this 6th day of June, 2022.

Notary Public
My Commission Expires: 10/2/23

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

2021-546

Address of New Owner:	Send Tax Bills to:	Tax Information:
Edward Leroy Audain	New Owners	
95 Hickerson Street		044-01-041.00
Old Hickory, TN, 37138		

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

Edward Leroy Audain, a single man,

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. 4 on the Plan of Resubdivision of Lot 2, Final Plat of the Swinging Bridge Subdivision as shown on plat of record in Instrument No. 20210406-0044990, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company by Special Warranty Deed from Charron & Williams, LLC, a Tennessee limited liability company, of record in Instrument No. 20200601-0056177 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 1, 2020.

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

This is improved property located at **95 Hickerson Street Old Hickory, 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 6th day of June, 2022.

Cobalt Ventures, LLC, a 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 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 official seal at Nashville, Tennessee, this 6th day of June, 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 6/6/22.

D. Shayne Adair

6/7/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2022.



Notary Public
My Commission Expires: 03/07/2026