Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 874018 DEEDWARR
06/21/2022 09:46:39 AM 2 pgs
Fees: $13.00 Taxes: $1,467.05

20220621-0070129

2022-242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $396,500.00

Affiant

Subscribed and sworn to before me this 17th day of June, 2022.

Notary Public
My Commission Expires: 4.15.25

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anitra Meador	NEW OWNER	
83 Hickerson Street		044-01-0-038.00
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

Anitra Meador, a single woman,

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

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 2, Final Plat of the Swinging Bridge Subdivision of record in Plat at Instrument No. 20210406-0044990 and Instrument No. 20210112-0005108, 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 a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company, by 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 **83 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 my hand this 16th day of June, 2022.

Cobalt Ventures, 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 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 16th day of June, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2024