Karen Johnson Davidson County
Batch# 889546 DEEDWARR
07/15/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220715-0081529

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 $290,000.00

Affiant

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

Subscribed and sworn to before me this 14th day of July, 2022.

Notary Public
My Commission Expires: 10/2/23

2021-652

Address of New Owner:	Send Tax Bills to:	Tax Information:
Xaviel Santos Jimenez	New Owner	
310B Myatt Drive		043-07-0C-002.00
Nashville, TN, 37115		

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

Xaviel Santos Jimenez, and Natasha Calderon Rosa, both unmarried, as joint tenants with right 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 Unit No. 310B on the Plan of 310 Myatt Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 310 Myatt Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201014-0119335, 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 Roger F. Williams, Joseph G. Donaldson, Scott Anderson, and Earl Lee Williams, as tenants in common of record in Instrument No. 20201014-0119327 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 14, 2020.

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

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 14th day of July, 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 the 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 14th day of July, 2022.



_____
Notary Public – D. Shayne
My Commission Expires: 06/14/2026

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 7/14/22.

D. Shayne Adair

7/15/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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