Karen Johnson Davidson County
Batch# 904333 DEEDWARR
08/17/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20220817-0093092

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 $306,000.00.

Affiant

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 16th day of August, 2022.

Notary Public
My Commission Expires: 3-17-2024

2021-617

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yuliya Chernenko	Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage	
308 Myatt Drive	3503 Paesanos Parkway	043-07-0B-002.00-CO
Nashville, TN, 37115	San Antonio, TX 78231	

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

Yuliya Chernenko, an unmarried woman,

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

Land in Davidson County, Tennessee, being Unit 308B of 308 Myatt Drive Townhomes Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Myatt Drive Townhomes, Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20200609-0058943 and being shown on Plat attached thereto as Exhibit "B", 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 Fielding B. Williams and wife, Betty Williams by Warranty deed from J. B. Kennaston and wife Olga Kennaston of record in Book 2030, page 43, Register's Office for Davidson County, Tennessee, dated December 06, 1951 and recorded on December 07, 1951.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee Limited Liability Company by Warranty deed from Roger F. Williams, married, individually and as Executor of the Estate of Betty Williams Jones, deceased, Joseph G. Donaldson, married, Earl Lee Williams, married and Scott Anderson, married of record in Instrument No. 20200514-0049959 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 14, 2020.

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

This is improved property located at **308 Myatt Drive, Nashville, TN 37115.**

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 16th day of August, 2022.

Cobalt Ventures, LLC, a Tennessee Limited Liability Company

By: Trevor Garrett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Trevor Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of Cobalt Ventures, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2022.



Notary Public
My Commission Expires:

Certificate of Authenticity

I, Kimberly Hollingshead, 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 8-16-2022

Kimberly Hollingshead, Esq.

August 16, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON