Karen Johnson Davidson County
Batch# 914533 DEEDWARR
09/09/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20220909-0101108

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cobalt Ventures, LLC	New Owner	
(NAME)	(NAME)	
807 Bradford Ave.		147 08 0 173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LOLITA ESAW AND JOSEPH MELVIN BUSH AND ASHLEY SHERRIE BUSH AND HAROLD SEAN BUSH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COBALT VENTURES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the Easterly margin of Taylor Road, said point being the Southwest corner of the property conveyed to Flora Maxwell, of record in Book 4475, Page 993, Register's Office for Davidson County, Tennessee; thence with the Southern boundary line of the Flora Maxwell property Easterly 172 feet, more or less, to the Southeast corner of said Flora Maxwell property; thence Southerly 68 feet, more or less, to the Northeast corner of the property conveyed to Emma Ruth Maxwell of record in Book 1236, Page 544, said Register's Office; thence said Emma Ruth Maxwell's Northerly boundary line Westerly 178 feet, more or less, to the Easterly margin of Taylor Road; thence with the same Northerly 78 feet, more or less, to the beginning.

Being the same property conveyed to Harold E. Bush, by Warranty Deed from Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell, of record in Instrument No. 20021112-0139595, in the Register's Office for Davidson County, Tennessee, dated November 8, 2002, and recorded on November 12, 2002. The said Harold E. Bush having since died Intestate on November 26, 2020. Lolita Esaw, Joseph Melvin Bush , Ashley Sherrie Bush & Harold Sean Bush are the heirs at Law of Harold E. Bush and Probate recorded in Docket No. 21P585, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Affidavit of Heirship recorded in Instrument No. 20220606-0064753, in Davidson County Register's office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3998 Taylor Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of August, 2022

Lolita Esaw

LOLITA ESAW

Joseph M. Bush

JOSEPH MELVIN BUSH, CO-ADMINISTRATOR

Ashley S. Bush

ASHLEY SHERRIE BUSH, CO-ADMINISTRATOR

Harold S Bush

HAROLD SEAN BUSH

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 Lolita Esaw, Joseph Melvin Bush, Ashley Sherrie Bush, and Harold Sean Bush, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

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 8/31/2022.

D. Shayne Adair

9/6/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 6 day of September 2022.



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