Karen Johnson Davidson County
Batch# 938259 DEEDWARR
11/04/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221104-0119203

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 $700,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2022.

Notary Public
My Commission Expires: 3/6/24

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2022-482

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Taylor Haney and Alexa Akbari	Academy Mortgage Corporation	
203 Polk Avenue	339 West 13490 South	106-09-0F-002.00-CO
Nashville, TN, 37210	Draper, UT 84020	

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

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Taylor Haney, a single man, and Alexa Akbari, a single woman, 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 B on the Plan of Homes at Hutton & Polk, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210728-0101327, 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 part of the same property conveyed to Cobalt Ventures, LLC by Warranty deed from Bars Hooper Holdings LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210830-0116363 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 30, 2021.

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

This is improved property located at **203 Polk Avenue, Nashville, TN 37210.**

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

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 ~~9th~~ 3rd day of November, 2022.

Cobalt Ventures, LLC, a Tennessee Limited Liability Company

By: Michael Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this ~~9th~~ 3rd day of November, 2022.

April D. Wideman

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026

Certification of Recorded Documents

I, Julia Wyatt, 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 November 3, 2022.

(AFFIANT) – Julia Wyatt

11/03/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of November, 2022.

My commission expires: 3/6/24

Notary Public

