Karen Johnson Davidson County
Batch# 980705 DEEDWARR
03/14/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230314-0018502

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 $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

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 Properties IV, LLC	**Cobalt Properties IV, LLC**	
(NAME)	(NAME)	
4903 Illinois Avenue	**807 Bradford Ave**	091-11-0-102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **STEPHEN FLOYD GREER, SR. AND WIFE, DEBORAH DENISE GREER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COBALT PROPERTIES IV, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Westerly 10' of Lot 804 and all of Lot 806 and the Easterly 15' of Lot 808 of Block Number 131 Plan #1 West Nashville as of record in Book 57, Page (s) 74 and 75, inclusive, Register's Office for said County.

Said parts of Lot Numbers 804 and 808 and all of Lot Number 806 front together 50' on the Southerly side of Illinois Avenue and run back between parallel lines 150' to an alley.

Being the same property conveyed to Stephen Floyd Greer, Sr., and wife, Deborah Denise Greer by Warranty Deed from Dorothy J. Thompson (formerly Dorothy J. Daniels) and husband, William H. Thompson of record in Book 10992, Page 786, Register's Office for Davidson County, Tennessee, dated June 25, 1998 and recorded on June 25, 1998.

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 4903 Illinois Avenue, Nashville, TN 37209
(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 8th day of March, 2023

Stephen F. Greer Sr.

STEPHEN FLOYD GREER, SR.

DEBORAH DENISE GREER

STATE OF TENNESSEE

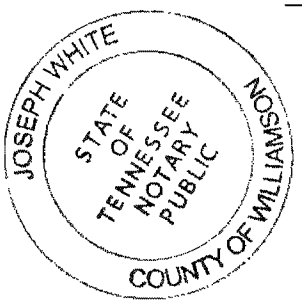
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Floyd Greer, Sr. and Deborah Denise Greer, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2023.

Commission expires: 4/27/2025

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 3/8/2023.

D. Shayne Adair

3/10/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026