Karen Johnson Davidson County
Batch# 998456 DEEDWARR
05/02/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,508.60
20230502-0032357

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $678,000.00

Affiant

Subscribed and sworn to before me this 28th day of April, 2023.

Notary Public
My Commission Expires: 10/2/2023

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

2023-125

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Rita Romano	New Owner	
1011B Delmas Avenue		072-09-4E-002.00
Nashville, TN, 37216		

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

Amanda Rita Romano, an unmarried woman and Tashia Romano-Kravitz, a married woman, as tenants in common with the 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 of 1011 Delmas Residences. Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1011 Delmas Residences. Town Homes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190813-0080612, 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 Cobalt Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Donna Smith, a married woman of record in Instrument No. 20220422-0046495 Register's Office for Davidson County, Tennessee, dated April 07, 2022 and recorded on April 22, 2022.

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

This is improved property located at **1011B Delmas Avenue Nashville, TN 37216.**

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 28th day of April, 2023.

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 28th day of April, 2023.

_____
Notary Public – D. Shayne Adair
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 4/28/2023.

D. Shayne Adair

5/1/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026