Karen Johnson Davidson County
Batch# 1009339 DEEDWARR
05/31/2023 12 02 51 PM 2 pgs
Fees $13 00 Taxes $74 00
20230531-0040964

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me this 30th day of May, 2023

Notary Public
My Commission Expires: 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nickolaus Corniea	New Owner	
255 Bonnacroft Dr		063-08-0-003.00
Hermitage, TN 37076		

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

Nickolaus Corniea,

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

Land in Davidson County, Tennessee, being Lot No. 9, of Block "U", on the Map of Hadley's Bend City, as of record in Plat Book 421, Page 120, 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 a portion of the same property conveyed to Cobalt Ventures, LLC, by deed dated October 3, 2022, from Kudzu Real Estate, Inc., of record in Instrument No. 20221004-0109128, Register's Office for said County..

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

This is unimproved property located at **430 C Hadleys Bend Boulevard Old Hickory, TN 37138.**

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 30th day of May, 2023.

Cobalt Ventures, LLC

Trevor Garrestt, 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 30th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

