Karen Johnson Davidson County
Batch# 1060728 DEEDWARR
10/16/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.45
20231016-0080739

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 $560,121.74

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 6th day of October, 2023.

Notary Public
My Commission Expires:

2023-372

Address of New Owner:	Send Tax Bills to:	Tax Information:
Neels Built, LLC	New Owner	
1110 Sneed Glen Drive		117-06-0C-002.00-CO
Franklin, TN 37069		

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 Lot Inventory, LLC,

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

Neels Built, LLC,

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

A certain unit located in Davidson County, Tennessee, being Unit B of 2921 22nd Avenue South Residences, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2921 22nd Avenue South Residences, a Horizontal Property Regime with Private Elements of record in Instrument Number 20230809-0061613, amended in Instrument Number 20230905-0069273, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to amendment of said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Cobalt Lot Inventory, LLC by Warranty Deed from Bars Hooper Holdings, LLC of record as Instrument Number 20230809-0061701, Register's Office for Davidson County, Tennessee, dated August 4, 2023 and recorded on August 9, 2023.

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

This is improved property located at **2921 B 22nd Avenue South Nashville, TN 37215.**

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 6th day of October, 2023.

Cobalt Lot Inventory, LLC

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 Managing Member of Cobalt Lot Inventory, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Lot Inventory, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2023.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 6/14/26

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 10/6/23.

D. Shayne Adair

10/12/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 day of Oct., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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