Karen Johnson Davidson County
Batch# 1076524 DEEDWARR
11/29/2023 02:46:52 PM 2 pgs
Fees: $13.00 Taxes: $5,827.50
20231129-0092206

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 $1,575,000.00

Affiant

Subscribed and sworn to before me this 27th day of November, 2023.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

2023-248

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacob and Sara Adams	Same as new owner	
3809 Murphy Road		104-05-0V-002.00CO
Nashville, TN, 37209		

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 limited liability ompany,

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

Jacob Adams and Sara Adams, husband and wife,

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

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 3809 Murphy Road Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220808-0089702, and First Amendment in Instrument No. 20221107-0119542, 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 Bradley J. Bars, a married man by Warranty Deed from Robert J. Terry, married, dated June n30, 2022 and recorded July 7, 2022 in Instrument No. 20220705-0077143, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Cobalt Ventures, LLC, a limited liability company by Warranty Deed from Bradley J. Bars, a married man, dated July 8, 2022 and recorded July 13, 2022 in Instrument No. 20220713-0080678, Register's Office of Davidson County, Tennessee.

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

This is improved property located at **3809 B Murphy Road Nashville, TN 37209.**

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C-23-3809B

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 27th day of November, 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 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 27th day of November, 2023.

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

