This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $445,990.00.

Affiant

Subscribed and sworn before me this the 14 day of March, 2024.

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1107453
03/05/2024 09:39:11 AM
Fees: $13.00 Taxes: $1,650.16

Davidson County
DEEDWARR
2 pgs

20240305-0015197

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John C. Stiebel and Caitlin B. Elko	T2 Financial LLC	044-05-0G 004.00
1013 Scenic View Ct	579 Executive Campus Dr. Suite 300	
Old Hickory, TN 37138	Westerville, OH 43082	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COBALT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILY COMPANY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN C. STIEBEL, AN UNMARRIED MAN, AND CAITLIN B. ELKO, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Fairways at Scenic View, Final Plat of record in Instrument No. 20220824-0095742, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cobalt Properties III, LLC, by deed dated 09/30/2019, from TenTex Partners, LLC, of record in Instrument No. 20191016-0105940, as corrected in Instrument No. 20191024-0109210, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1013 Scenic View Ct, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1ST day of March, 2024.

Cobalt Properties III, LLC

BY: _____
Carrie Thompson as Authorized Representative

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carrie Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, Cobalt Properties III, LLC, and that SHE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of Cobalt Properties III, LLC by the said Carrie Thompson as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 1ST day of March, 2024.

My commission expires: 8-6-26

_____
Notary Public