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 $775,000.00.

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 28th day of March, 2024.

Notary Public
My commission expires: 5-9-26

Karen Johnson Davidson County
Batch # 1116939 DEEDWARR
04/01/2024 03:13:28 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20240401-0022368

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matt Thomas 4903 B Illinois Ave Nashville, TN 37209	New Owner	091-11-2F-002.00

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, IV, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW D THOMAS, AN UNMARRIED MAN, 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 Unit B of 4903 Illinois Avenue Residences, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4903 Illinois Avenue Residences, a Horizontal Property Regime, With Private Elements, of record as Instrument No. 20230308-0016785, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4903 Illinois Avenue Residences, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230308-0016785, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Cobalt Properties, IV, LLC by Warranty Deed dated 03/08/2023, from Stephen Floyd Greer, Sr. and wife, Deborah Denise Greer, of record in Instrument No. 20230314-0018502, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4903 B Illinois Ave, 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, 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 28 day of March, 2024.

Cobalt Properties, IV, LLC

BY: _____
Trevor J. Garrett, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor J. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, Cobalt Properties, IV, LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Cobalt Properties, IV, LLC by the said Trevor J. Garrett as such SOLE MEMBER.

Witness my hand and official seal this 28th day of March, 2024.

My commission expires: 6/14/26

_____
Notary Public

