Karen Johnson Davidson County
Batch# 1118142 DEEDWARR
04/03/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240403-0023261

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

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $429,900.00.

Trish Townsend
Affiant

Subscribed and sworn before me this the 29 day of March, 2024.

B. Huntsman
Notary Public
My commission expires: 9/27/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Preston R. Hurley and Emily S. Hurley 1017 Scenic View Ct. Old Hickory, TN 37138	New Owner	044-05-0G 005.00

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 III, LLC, A TENNESSEE LIMITED LIABITLY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRESTON R. HURLEY AND EMILY S. HURLEY, HUSBAND AND WIFE, 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. 5 on the Final Plat of the Fairways at Scenic View, as shown on plat of record in Instrument No. 20220824-0095742, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Cobalt Properties, III, LLC by Warranty Deed dated 09/30/2019, from Tentex Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20191016-0105940, as corrected by Corrective Warranty Deed dated 10/22/2019, of record in Instrument No. 20191024-0109210, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1017 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.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Witness my hand this the 29th day of March, 2024.

Cobalt Properties III, LLC

BY: _____

Trevor J. Garrett, as Member and Manager

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 MEMBER AND MANGER of the within named bargainor, a LLC, and that HE, as such MEMBER AND MANGER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor J. Garrett as such MEMBER AND MANGER.

Witness my hand and official seal this 29th day of March, 2024.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/29/24.

Date

Brenda Huntsman

Affiant Signature

4/2/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of April, 2024.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/25

Date

Notary's Seal (if on paper)

