Karen Johnson Davidson County
Batch# 1136390 DEEDWARR
05/17/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240517-0036861

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 $429,900.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2024.

Notary Public
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

Address of New Owner:
Matthew Sharp Weaver & Kari Anne Weaver
1005 Scenic View Ct.
Old Hickory, TN 37138

Send Tax Bill to:
New Owner

Tax Information:
044-05-0G 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 III, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW SHARP WEAVER AND KARI ANNE WEAVER,* 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of the Fairways at Scenic View, 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, a Tennessee limited liability company 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 1005 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 30th day of April, 2024.

Cobalt Properties III, LLC

BY: _____
Trevor Garrett, 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 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 MANAGER of the within named bargainor, Cobalt Properties III, LLC, and that HE, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of Cobalt Properties III, LLC by the said Trevor Garrett as such MANAGER.

Witness my hand and official seal this 30th day of April, 2024.

My commission expires: 6/14/2026

_____
Notary Public

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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/30/24 (date of document).

Affiant Signature

5/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

