Karen Johnson
Batch # 1143957
06/06/2024 10:47:18 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20240606-0042418

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

STATE OF TENN
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $425,000.00.

Affiant

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

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tara Nicole Russo 116 Scenic View Road Old Hickory, TN 37138	Community Bank of Mississippi 138 Lakeland Heights Blvd Flowood, MS 39232	044-05-0G 015.00

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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TARA NICOLE RUSSO, A SINGLE WOMAN, 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. 15 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, 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 116 Scenic View Road, 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 29th day of May, 2024.

Cobalt Properties III, LLC

BY: _____
Trevor J. 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 Garret, 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, a 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 29th day of May, 2024.

My commission expires: 6/14/2026

_____
Notary Public

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