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 $620,000.00.

Affiant

Subscribed and sworn before me this the 13 day of June, 2024.

Notary Public
My commission expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1147623 DEEDWARR
06/14/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240614-0044805

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Veronica Jan Brown 2407 A Emmett Ave. Nashville, TN 37206	New Owner	072-13-1L 001.00

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 VENTURES, LLC, A TENNESSEE LIMITED LIABITLY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VERONICA JAN BROWN, 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 Unit A of 2407 Emmett Avenue Residences, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20221216-0130386, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee Limited Liability Company, by deed dated 10/31/2022, from Ricky Brian McWhirter, of record in Instrument No. 20221102-0118455, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2407 A Emmett Ave., Nashville, TN 37206.

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 13 day of June, 2024.

Cobalt Ventures, LLC

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

Witness my hand and official seal this 13th of June, 2024.

My commission expires: 9-6-26

_____
Notary Public

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202406140044805

Certificate of Authenticity

I, Holly A. Mason, 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 June 13, 2024.

Affiant Signature

6/13/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY