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 $599,900.00.

Brooke Penn
Affiant

Subscribed and sworn before me this the 20th day of August, 2024.

Carmen Coats
Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Karen Johnson
Batch # 1182248
09/16/2024 03:50:57 PM
Fees: $13.00 Taxes: $2,219.63

Davidson County
DEEDWARR
2 pgs

20240916-0071510

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kendall Moore 3110 Anderson Pl. Nashville, TN 37216	~~Lender~~ c/o LEGACY HOME LOANS, LLC 408 HWY 76 WHITE HOUSE, TN 37188	072-06-1V 002.00 CO

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 LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENDALL MOORE AND JAREL MOORE, WIFE AND HUSBAND, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at Elvira & Anderson, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Elvira & Anderson, a Horizontal Property Regime, of record in Instrument Number 20230807-0060739, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Cobalt Properties IV, LLC, a Tennessee Limited Liability Company, by deed dated 08/14/2023, from Bars Hooper Holdings, LLC, of record in Instrument No. 20230817-0064190, Register's Office for said County.

Also being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company, by deed dated 08/04/2023, from Ryan Moriarty and Tim Drown of record in Instrument No. 20230807-0060736, Register's Office for said County.

Also being a portion of the same property conveyed to Ryan Moriarty and Tim Drown, by deed dated 10/23/2009, from Mary Weidrick of record in Instrument No. 20091027-0099022, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 3110 Anderson Pl., Nashville, TN 37216.

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 20th day of August, 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 manager of the within named bargainor, Cobalt Properties IV, LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the Cobalt Properties IV, LLC by the said Trevor J. Garrett as such Sole Member.

Witness my hand and official seal this 20th day of August, 2024.

My Commission Expires: 6/14/2026

_____
Notary Public

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