Karen Johnson Davidson County
Batch# 1216011 DEEDWARR
12/13/2024 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20241213-0096957

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $725,000.00.

Affiant

Subscribed and sworn before me this the 12th day of December, 2024.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ian C. Green 7662 Sawyer Brown Road Nashville, TN 37221	New Owner	128-03-0C 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 VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IAN C. GREEN, 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 B of 7662 Sawyer Brown Road, 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. 20210826-0115561, 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 part of the same property conveyed to Cobalt Ventures, LLC, by deed dated 05/21/2021, from Tammy Elaine Barnes and Lori Yount and Lisa Diane Shirley F/K/A Lisa Barnes Watts and Sarah Barnes Christopher and Lawrence Wayne Barnes, Jr., and Christopher Barnes and Michelle Cramer and Beth Barnes and Charles Louis Barnes and Ashley Prince, Heirs of the Estate of Sue Carolyn Barnes, Devisee under the Will of Ladye Sullivan Barnes, of record in Instrument No. 20210526-0071639, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7662 Sawyer Brown Road, Nashville, TN 37221.

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 12th day of December, 2024.

Cobalt Ventures, 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 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 Ventures, LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the Cobalt Ventures, LLC by the said Trevor J. Garrett as such Manager.

Witness my hand and official seal this the 12th day of December, 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, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/12/24.

Affiant Signature

12/13/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY