Karen Johnson Davidson County
Batch# 1235335 DEEDQC
02/07/2025 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009587

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
The Trevor Joseph Garrett Revocable Trust,
Dated July 3, 2023
807 Bradford Ave
Nashville, TN 37204

Send Tax Bill to:
New Owner

Map/Parcel Number
044-05-0G 012.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7 day of February ,2024.

Notary Public

My Commission Expires:
3·20·28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cobalt Properties IV, LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TREVOR GARRETT AS TRUSTEE OF THE TREVOR JOSEPH GARRETT REVOCABLE TRUST, DATED JULY 3, 2023,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as **1012 Scenic View Ct Old Hickory, TN 37138.**

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of February, 2025.

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 Sole Member of the within named bargainor, a LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor J. Garrett as such Sole Member.

Witness my hand and official seal this 7th day of February, 2025.

My commission expires: 6/14/2026

_____
Notary Public

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

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of The Fairways at Scenic View, Final Plat 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 IV, LLC, by Warranty deed dated 6/28/24, from Cobalt Properties III, LLC, A Tennessee Limited Liability Company , of record in Instrument No. 20240702-0049931, Register's Office for said County.

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 2/7/25.

Affiant Signature

2/7/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY