WARRANTY DEED

SYDNEY ANGELL (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

File #25-TC-5618-5620

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cobalt Ventures, LLC	**NEW OWNER**	
(NAME)	(NAME)	**091-14-0-049.00, 091-14-0-048.00**
807 Bradford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONNIE LEE MCMAHON, A MARRIED WOMAN, DONALD NEELY, A MARRIED MAN, LINDA NEELY, AN UNMARRIED WOMAN, TIMOTHY L. NEELY, A MARRIED MAN, AND THOMAS E. NEELY, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

COBALT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

SEE ATTACHED EXHIBIT"A"

Karen Johnson Davidson County
Batch# 1240866 DEEDWARR
02/26/2025 02:23:30 PM 7 pgs
Fees: $38.00 Taxes: $1,776.00
20250226-0014345

5620 O'Brien Avenue - Tract 2

A lot of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Martha Street at the southwest corner of the property conveyed to Maggie B. Sadler by deed from Allen G. Bullard and wife, of record in Book 1044, Page 622, said Register's Office; thence with said Sadler's west line, northwardly 150 feet to the southerly margin of a 12 foot alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 150 feet to the northerly margin of Martha Street; thence with the northerly margin of said Street, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Ruby Neely, to her sole and separate use, and free from the claims of any creditors she might have now or hereafter, her heirs and assigns, by Warranty Deed from Elmer Sullivan, Trustee, of record in Book 1710, Page 95, in the Register's Office of Davidson County, Tennessee, dated March 12, 1949, and recorded on March 12, 1949. The said Ruby Neely died intestate on or around August 30, 1978, leaving Hugh J. Neely (also known as Hugh Jesse Neely), Ronnie Neely (also known as Ronald Neely and Jesse Ronald Neely), Thomas Neely, Connie Lee McMahon (also known as Connie Neely) and Donnie Neely (also known as Donald Neely) as her heirs at law per Affidavit of Heirship recorded at Instrument No. 20010830-0093956, said Register's Office. The said Hugh J. Neely died testate on or around August 31, 1988, devising said property to his children, Ronald Neely, Thomas Neely, Connie Neely and Donald Neely, pursuant to his Last Will & Testament of record in Case No. 91768, in the Probate Court for Davidson County, Tennessee.

Further being the same property conveyed to Thomas Neely, Connie Lee McMahon and Donnie Neely, by Quitclaim Deed from Ronnie Neely, (also known as Jesse Ronald Neely), of record in Instrument No. 20110826-0067484, in the Register's Office of Davidson County, Tennessee, dated August 17, 2010, and recorded on August 26, 2010. The said Thomas Neely died intestate on or around December 20, 2023, leaving Linda Neely, Thomas E. Neely and Timothy L. Neely as his heirs at law, pursuant to Affidavit of Heirship of record in Instrument No. 20241101-0085190, said Register's Office.

This was never the principal place of residence for Timothy Neely.
This was never the principal place of residence for Connie Lee McNahon and Thomas Neely.

Rita Neely, spouse of Donald Neely joins in to convey any interest she may have.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1349, Page 407.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5618 & 5620 Obrien Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 21st day of February, 2025.

Connie Lee McMahon
Connie Lee McMahon

Donald E Neely
Donald Neely

Linda Neely
Linda Neely

Timothy L. Neely
Timothy L. Neely

Thomas E. Neely
Thomas E. Neely

Witness my/our hand(s) this the 21st day of February, 2025.

Rita Neely

Rita Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Rita Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Connie Lee McMahon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Donald Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Linda Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Timothy L. Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Thomas E. Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025.

Notary Signature
My commission expires:

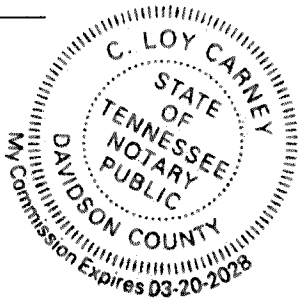


EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 – 5618 O'Brien – M/P 091-14-0 049.00

Being a parcel of land, located in the 20th Council District of Davidson County, Tennessee, being located approximately 315 feet west of the intersection of Obrien Avenue and Midland Avenue and being more particularly described as follows:

BEGINNING at an iron pin (set) in the northerly right-of-way of Obrien Avenue, said iron pin being the southwest corner of the herein described property, thence, leaving the northerly right-of-way of Obrien Avenue, North 01 degrees 42 minutes 58 seconds West, 161.21 feet to an iron pin (set) in the southerly right-of-way of Interstate 40; Thence, along said right-of-way, North 88 degrees 38 minutes 23 seconds East, 50.00 feet to an iron pin (set); Thence, leaving the southerly right-of-way of Interstate 40, South 01 degrees 42 minutes 59 seconds East, 161.06 feet to an iron pin (set) in the northerly right-of-way if Obrien Avenue; Thence, along the northerly right-of-way of Obrien Avenue, South 88 degrees 28 minutes 16 seconds West, 50.00 feet to the POINT OF BEGINNING, containing 8,056.74 square feet, or 0.18 acres, more or less, according to a survey by Jeffrey A. Leopard, dated July 8, 2024. Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

Being the same property conveyed to Thomas Neely, Connie Lee McMahon and Donnie Neely, by Quitclaim Deed from Ronnie Neely (also known as Jesse Ronald Neely), of record in Instrument No. 2010826-0067483, in the Register's Office of Davidson County, Tennessee, dated August 17, 2010, and recorded on August 26, 2010. The said Thomas Neely died intestate on or around December 20, 2023, leaving Linda Neely, Thomas E. Neely and Timothy L. Neely as his heirs at law, pursuant to Affidavit of Heirship of record in Instrument No. 20241101-0085190, said Register's Office.

Further being the same property conveyed to Linda Neely, Thomas E. Neely, Timothy L. Neely, Connie Lee McMahon and Donnie Neely, by Quitclaim Deed dated October 25, 2024 and recorded on November 4, 2024 from Linda Neely, Thomas E. Neely, Timothy L. Neely, Connie Lee McMahon and Donnie Neely, of record at Instrument No. 20241104-0085455, Register's Office for Davidson County, Tennessee. The purpose for the aforesaid deed was to memorialize and incorporate that portion of Alley #1519 immediately behind the rear property line of the subject property, said alley having been abandoned the city of Nashville by and through Metro Nashville Ordinance No. BL2024-351, having been approved June 7, 2024.

Parcel 2 – 5620 O'Brien – M/P 091-14-0 048.00

Being a parcel of land, located in the 20t' Council District of Davidson County, Tennessee, being located approximately 315 feet west of the intersection of (Mien Avenue and Midland Avenue and being more particularly described as follows:

BEGINNING at an iron pin (set) in the northerly right-of-way of Obrien Avenue, said iron pin being the southwest corner of the herein described property, thence, leaving the northerly right-of-way of Obrien Avenue, North 01 degrees 42 minutes 57 seconds West, 161.36 feet to an iron pin (set) in the southerly right-of-way of Interstate 40; Thence, along said right-of-way, North 88 degrees 38 minutes 23 seconds East, 50.00 feet to an iron pin (set); Thence, leaving the southerly right-of-way of Interstate 40, South 01 degrees 42 minutes 58 seconds East, 161.21 feet to an iron pin (set) in the northerly right-of-way if Obrien Avenue; Thence, along the northerly right-of-way of Obrien Avenue, South 88 degrees 28 minutes 16 seconds West, 50.00 feet to the POINT OF BEGINNING, containing 8,064.10 square feet, or 0.19 acres, more or less, according to a survey by Jeffrey A. Leopard, dated July 8, 2024. Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

Being the same property conveyed to Thomas Neely, Connie Lee McMahon and Donnie Neely, by Quitclaim Deed from Ronnie Neely (also known as Jesse Ronald Neely), of record in Instrument No. 2010826-0067484, in the Register's Office of Davidson County, Tennessee, dated August 17, 2010, and recorded on August 26, 2010. The said Thomas Neely died intestate on or around December 20, 2023, leaving Linda Neely, Thomas E. Neely and Timothy L. Neely as his heirs at law, pursuant to Affidavit of Heirship of record in Instrument No. 20241101-0085190, said Register's Office.

Further being the same property conveyed to Linda Neely, Thomas E. Neely, Timothy L. Neely, Connie Lee McMahon and Donnie Neely, by Quitclaim Deed dated October 25, 2024 and recorded on November 4, 2024 from Linda Neely, Thomas E. Neely, Timothy L. Neely, Connie Lee McMahon and Donnie Neely, of record at Instrument No. 20241104-0085451, Register's Office for Davidson County, Tennessee. The purpose for the aforesaid deed was to memorialize and incorporate that portion of Alley #1519 immediately behind the rear property line of the subject property, said alley having been abandoned the city of Nashville by and through Metro Nashville Ordinance No. BL2024-351, having been approved June 7, 2024.

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 2/21/25.

Affiant Signature

2/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY