THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Brent McMillian and Amber McMillian
705 Plowson Road
Mt Juliet, TN 37122

Send Tax Bill to:
Owner

Map-Parcel Numbers:
Portion of Map/Par: 091-14-0 049.00

State of Tennessee
County of Davidson

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

Affiant

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21 day of February, 2025.

Notary Public

My Commission Expires:
9-7-26

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 VENTURES, LLC** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BRENT MCMILLIAN AND AMBER MCMILLIAN, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), HIS 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 5618A Obrien Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of February, 2025.

Karen Johnson Davidson County
Batch# 1240866 DEEDQC
02/26/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014350

Cobalt Ventures, LLC

By: Trevor Garrett, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Trevor Garrett, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of Cobalt Ventures, LLC, the within named Grantor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of Cobalt Ventures, LLC.

Witness hand and official seal at office at Nashville Tennessee, on this the 21st 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 Unit No. A on the Plan of Homes at 5618 Obrien Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 202502260014347, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cobalt Ventures, LLC by Warranty Deed from Connie Lee McMahon and Donald Neely a/k/a Donnie Neely and Linda Neely and Timothy L. Neely and Thomas E. Neely, of record in Instrument Number 202502260014345, Register's Office for Davidson County, Tennessee.

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