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 Williamson

Actual consideration or value, whichever is greater is $1,185,000.00

Shannon E. Brook
Affiant

Subscribed and sworn before me this the 23rd day of July, 2025.

Patricia L Hurtt
Notary Public
My commission expires:

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zackery Herring 3809 A Murphy Road Nashville, TN 37209	NEWOWNER	104-05-0V-001.00 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 VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zackery A. Herring and Victoria D. Herring, husband and wife, 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:

SITUATED in Davidson County, Tennessee, being Unit A of 3809 Murphy Road Residences, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3809 Murphy Road Residences of record in Instrument No. 20220808-0089702, as amended in Instrument No. 20221107-0119542, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3809 Murphy Road Residences, as shown on Exhibit "B" to the First Amendment to Declaration of record in Instrument No. 20221107-0119542, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Cobalt Ventures, LLC, a Limited Liability Company, by Warranty Deed from Bradley J. Bars, a married man, dated 07/08/2022 and recorded 07/13/2022 in Instrument No. 20220713-0080678, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3809 A Murphy Road, 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 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.

Karen Johnson Davidson County
Batch# 1301921 DEEDWARR
07/24/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20250724-0058693

Witness my hand this the 23rd day of July, 2025.

Cobalt Ventures, LLC

BY: _____
Trevor J. Garrett, Managing 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 Managing Member of the within named bargainor, a LLC, and that he, as such Managing 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 Managing Member.

Witness my hand and official seal this 23rd day of July, 2025.

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, Michelle W. Kendig, 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 true and exact copy of the original document executed and authenticated according to law on 7/23/25 (date of document).

Michelle W Kendig
Affiant Signature

7/24/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24T day of July, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: 2/18/29

Notary's Seal

