Karen Johnson Davidson County
Batch# 1321012 DEEDWARR
09/11/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250911-0072672

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2025.

Notary Public

My commission expires: 01/30/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Cobalt Ventures LLC		**14715005300**
807 Bradford Ave.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cliff L Gilchrist and James R Gilchrist and Edward G Gilchrist, a one-third undivided interest each

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cobalt Ventures LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 273, Plan of Whispering Hills, Section II-B, of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cliff L. Gilchrist, James R. Gilchrist, and Edward G. Gilchrist, each holding a one-third (1/3) undivided interest as tenants in common, without rights of survivorship, by Personal Representative's Quitclaim Deed from Cliff L. Gilchrist, James R. Gilchrist, and Edward G. Gilchrist, as Co-Personal Representatives of the Estate of Sara G Gilchrist, dated May 3, 2025, of record in Instrument No. 20250702-0052201, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert R Gilchrist and wife, Sara Glenn Gilchrist, by Warranty Deed from Norman L Roberts and wife, Regina H Roberts, dated April 13, 1960, of record in Book 3066, Page 426, in the Register's Office for Davidson County, Tennessee. Robert R Gilchrist died leaving Sara Glenn Gilchrist as the sole surviving tenant. Sara Glenn Gilchrist died testate June 28, 2024. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 24P-1612, the hereinabove described property was devised to Cliff L. Gilchrist, James R. Gilchrist, and Edward G. Gilchrist.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 548 Southcrest Drive, Nashville, TN 37211.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Cliff L. Gilchrist Date: 9/10/25
Cliff L Gilchrist

James R Gilchrist Date: 9/10/25
James R Gilchrist

Edward G. Gilchrist Date: 9/10/25
Edward G Gilchrist

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cliff L Gilchrist and James R Gilchrist and Edward G Gilchrist, a one-third undivided interest each, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 12.2.28

Certificate of Authenticity

I, Katie Smith, 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 9/10/25.

Date

Affiant Signature

9/10/25

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10 day of September, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

