2nd

WARRANTY DEED

10-A

Karen Johnson
Batch # 1341914
11/04/2025 10 18 59 AM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20251104-0087792

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF November, 2025

M. L Schodrosk
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cobalt Properties IV LLC, a Tennessee limited liability company	Same as Owners	
(NAME)	(NAME)	
2317 Cruzen Street		147 15 0 157 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **DAVDES INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COBALT PROPERTIES IV LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 91 on the Plan of WHISPERING HILLS, SECTION I, as of record in Plat Book 2331, Pages 82, 83 and 84, in the Register's Office for said County.

Said Lot No. 91 fronts 122 feet on the Easterly side of Cherrywood Drive and runs back between lines 272.9 feet on the Northerly line and 204.8 feet on the Southerly line to a dead line in the rear on which it measures 115.4 feet.

Being the same property conveyed to William Hugh Davis and wife, Barbara M. Davis, by Warranty Deed from Mayfair Homes Incorporated, of record in Book 2599, Page 277, in the Register's Office of Davidson County, Tennessee, dated October 30, 1956 and recorded on October 31, 1956. The said William Hugh Davis died on January 24, 2015 vesting title in Barbara M. Davis as the surviving tenant by the entirety. Barbara M. Davis died Testate on July 31, 2025. Pursuant to Davidson County Probate Court Docket No. 25P1677 the Executor Jacob D. Perryman is authorized to sell the real property herein. The said Barbara M. Davis is also known as Barbara Jean Murray Davis.

Being the same property conveyed to Davdes Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jacob D. Perry, Executor for the Estate of Barbara Jean Murray Davis, of record in Instrument No. 20251104-0087791 in the Register's Office of Davidson County, Tennessee, dated October 30, 2025 and recorded on November 4, 2025, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5020 Cherrywood Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 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

Witness my hand this 30 day of October, 2025

Davdes Investments LLC,
a Tennessee Limited Liability Company

BY: _____
Desiree Day, Member

BY: _____
David Day, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Desiree Day and David Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Davdes Investments LLC the within named bargainor, a Tennessee limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members

Witness my hand and official seal this 30 day of October, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public