Karen Johnson Davidson County
Batch# 1352958 DEEDWARR
12/02/2025 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20251202-0095618

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $205,000.00.

Mitzi Brown
Affiant

Subscribed and sworn before me this the 25th day of November, 2025.

Notary Public
My commission expires: 3 · 20 · 28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Neels Built, LLC 550 Southcrest Dr. Nashville, TN 37211	New Owners	PART OF 147-15-0 053.00

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 NEELS BUILT, LLC, 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:

Land in Davidson County, Tennessee, being Unit B of Homes at 550 Southcrest Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20251119-0092392, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Cobalt Ventures LLC, by deed dated 09/10/2025, from Cliff L. Gilchrist and James R. Gilchrist and Edward G. Gilchrist, a one-third undivided interest each, of record in Instrument No. 20250911-0072672, Register's Office for said County.

(Value or consideration shown in aforementioned deed $400,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 550 Southcrest Dr., 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, 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.

Witness my hand this the 25th day of November, 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.

My commission expires: 5/3/2027

_____
Notary Public

CARRIE THOMPSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 true and exact copy of the original document executed and authenticated according to law on 11/25/25. (date of document).

Affiant Signature

12/1/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY