Karen Johnson Davidson County
Batch# 1388498 DEEDWARR
03/04/2026 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260304-0017461

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(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	Same as New Owner	
(NAME)	(NAME)	
807 Bradford Ave.		102-11-0-007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRADLEY J. BARS, A MARRIED MAN**, 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:

Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 388 on the Plan of Brook Meade, Section X, as shown on plat of record in Plat Book 2331, page 135, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Adkisson Lane, the common front corner of Lots Nos. 388 and 389 on said plan; thence in a Northwesterly direction 200 feet to a point; thence in an Easterly direction 201.9 feet to a point in the Westerly margin of Templeton Drive; thence in a Southerly direction along the margin of said Drive, 184 feet to a point, which is the beginning of a curve; thence around said curve 39.3 feet to a point in the Northerly margin of Adkisson Lane; thence in a Westerly direction along the margin of said Lane, 177.2 feet to the point of beginning.

Being the same property conveyed to Wm. Caldwell Hancock and Harry C. Klapheke by Warranty Deed from Helen Vrailas Bateman of record in Book 6486, Page 570, Register's Office for Davidson County, Tennessee, dated January 22, 1985 and recorded on February 04, 1985.

Being the same property conveyed to Harry C. Klapheke by Quitclaim Deed from William C. Hancock of record in Book 7926, Page 390, Register's Office for Davidson County, Tennessee, dated July 13, 1988 and recorded on August 30, 1989.

Being the same property conveyed to Bernadette M. Klapheke by Quitclaim Deed from Harry C. Klapheke of record in Book 8886, Page 166, Register's Office for Davidson County, Tennessee, dated March 10, 1993 and recorded on March 11, 1993.

Being the same property conveyed to Bradley J. Bars by Warranty Deed of record in Instrument No. 20260303-0016160 **, Register's Office for Davidson County, Tennessee.**

This was never the marital residence of the Grantor.

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.

JW2025-1630A

unimproved
This is improved x property, known as 725 Adkisson Lane, Nashville, TN 37205

(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 26th day of February, 2026

BRADLEY J. BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2025-1630A

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 2/26/26. (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

