This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25520-DJ

Karen Johnson Davidson County
Batch# 1411128 DEEDWARR
04/24/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $12,765.00
20260424-0034994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,450,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Wayne Cobb and Sandra Walton Cobb 2490 Halle Parkway Collierville, TN 38017	New Owner	115-03-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **North Star Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Wayne Cobb and Sandra Walton Cobb, a married couple**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 165, Section V, Plan of Brook Meade, according to survey and plat of same appearing of record in Book 2133, page 102, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to North Star Development LLC, a Tennessee limited liability company by Warranty Deed from 735 Richfield LLC, a Tennessee limited liability company, dated June 4, 2024, recorded June 5, 2024, of record in Instrument No. 20240605-0042183, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to 735 Richfield LLC, a Tennessee limited liability company by Warranty Deed from Robert M. Robinson and Dorren Robinson, a married couple, dated June 30, 2023, recorded July 6, 2023, of record in Instrument No. 20230706-0051738, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **735 Richfield Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th 23rd day of April, 2026.

GRANTOR:

North Star Development LLC, a Tennessee Limited Liability Company

By:_____
Brandon Williams, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Manager (CW)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the *of North Star Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained. (CW)

WITNESS my hand and seal at office this 24th 23rd day of April, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

202604240034994

I, Kirsten Virden, 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 04/23/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/23/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

