Karen Johnson Davidson County
Batch# 1415543 DEEDWARR
05/05/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,641.97
20260505-0040038

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 $443,776.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Matthew Dodge	Fifth Third Bank, National Association, ISAOA	044-05-0G 010.00
1020 Scenic View Ct. Old Hickory, TN 37138	5001 Kingsley Drive, MD: 1MOBA8 Cincinnati, OH 45227	

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 PROPERTIES IV, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA MATTHEW DODGE AND CHRISTOPHER SHANE LOOPER, HUSBAND AND HUSBAND, 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 Lot No. 10 on the Final Plat of the Fairways at Scenic View, as shown on plat of record in Instrument No. 20220824-0095742, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cobalt Properties IV, LLC by Warranty Deed from Cobalt Properties III, LLC, dated 7/10/2025 and recorded 7/11/2025 in Instrument No. 20250711-0054849

Also being part of the same property previously conveyed to Cobalt Properties, III, LLC by Corrective Warranty Deed (correcting Grantee name from Cobalt Ventures, LLC to Cobalt Properties III, LLC) from Tentex Partners, LLC, a Tennessee limited liability company, dated 10/22/2019 and recorded 10/24/2019 in Instrument No. 20191024-0109210, which corrected Warranty Deed from Tentex Partners, LLC, a Tennessee limited liability company, to Cobalt Ventures, LLC, dated 9/30/2019 and recorded 10/16/2019 in Instrument No. 20191016-0105940, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1020 Scenic View Ct., Old Hickory, TN 37138.

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 30th day of April, 2026.

Cobalt Properties IV, LLC

BY: _____

Trevor Garrett, 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 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 Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor Garrett as such Member.

Witness my hand and official seal this 30th day of April, 2026.

My commission expires: 6/14/2026

_____
Notary Public



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 4/30/2026. (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

