THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
The Trevor Joseph Garrett Revocable Trust,
Dated July 3, 2023
2317 Cruzen St
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map/Parcel Number
044-05-0G 009.00 &
044-05-0G 008.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23 day of July, 2026.

Notary Public

My Commission Expires:
3.20.28

Karen Johnson Davidson County
Batch# 1451861 DEEDQC
07/27/2026 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260727-0068135

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cobalt Properties IV, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **THE TREVOR JOSEPH GARRETT REVOCABLE TRUST, DATED JULY 3, 2023, AS AMENDED AND RESTATED ON JUNE 29, 2026,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23rd day of July, 2026.

Cobalt Properties IV, LLC

BY: _____

Trevor 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 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 Garrett as such Managing Member.

Witness my hand and official seal this 23rd day of July, 2026.

My commission expires: 5/21/2030

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A

Parcel 1 - 044-05-0G 009.00

Land in Davidson County, Tennessee, being Lot No. 9 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. 20250711-0054857, Register's Office for Davidson County, Tennessee.

Parcel 2 - 044-05-0G 008.00

Land in Davidson County, Tennessee, being Lot No. 8 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 07/10/2025 and recorded 07/14/2025 in Instrument No. 20250714-0055201, Register's Office for Davidson County, Tennessee.

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 7/23/26. (date of document).

Affiant Signature

7/27/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

