Karen Johnson Davidson County
Batch# 1456320 DEEDWARR
08/06/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20260806-0072643

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 $1,020,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of August, 2026.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Melissa Marie Halko	ServisFirst Bank	147-15-0Y 002.00
5022 Cherrywood Dr.	2500 Woodcrest Place	
Nashville, TN 37211	Birmingham, AL, 35209	

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 MELISSA MARIE HALKO, A SINGLE WOMAN, 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:

SITUATED in Davidson County, Tennessee, being Unit B of the Homes at 5020 and 5022 Cherrywood Drive, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 5020 and 5022 Cherrywood Drive of record in Instrument No. 20251104-0087793, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 5020 and 5022 Cherrywood Drive, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20251104-0087793, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to Cobalt Properties IV, LLC, a Tennessee limited liability company, by Warranty Deed dated 10/30/2025, from Davdes Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20251104-0087792, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to Davdes Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 10/30/2025, from Jacob D. Perryman, Executor for the Estate of Barbara Jean Murray Davis, of record in Instrument No. 20251104-0087791, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to William Hugh Davis and wife, Barbara M. Davis, by Warranty Deed dated 10/30/1956, from Mayfair Homes Incorporated, of record in Book 2599, Page 277, in the Register's Office of Davidson County, Tennessee.
The said William Hugh Davis died on January 24, 2015 vesting title in Barbara M. Davis as the surviving tenant by the entirety.
Barbara M. Davis died Testate on July 31, 2025. Pursuant to Davidson County Probate Court Docket No. 25P1677 the Executor Jacob D. Perryman is authorized to sell the real property herein. The said Barbara M. Davis is also known as Barbara Jean Murray Davis.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5022 Cherrywood 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 3rd day of August, 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 3rd day of August, 2026.

My commission expires: 5/21/2030

_____
Notary Public

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

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 8/3/26. (date of document).

Affiant Signature

8/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

