This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1478438 DEEDWARR
09/28/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260928-0089765

MO

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ St. Louis

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 15th day of September, 2026.

Notary Public - Diedre Louise Barton
My commission expires: 7-25-27

DIEDRE LOUISE BARTON
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13193217
My Commission Expires Jul 25, 2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald Frost Jr. 114 Scenic View Road Old Hickory, TN 37138	114 Scenic View Rd. Old Hickory, TN 37138	044-05-0G 001.00

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 III, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD FROST JR., 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:

*Consideration $405,000.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of the Fairways at Scenic View, of record in Instrument No. 20220824-0095742, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cobalt Properties III, LLC, by deed dated 09/30/2019, from TenTex Partners, LLC, of record in Instrument No. 20191016-0105940, as corrected in Instrument No. 20191024-0109210, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 114 Scenic View Road, 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 15th day of September, 2026.

Cobalt Properties III, 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 15th day of September, 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, Sara Carey, 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 _____ (date of document).

Affiant Signature

9-24-26
Date

State of Missouri
County of St. Louis

Sworn to and subscribed before me this 24th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: Aug 22, 2030

NOTARY'S SEAL

ASHLYN CARTEE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 22, 2030
JEFFERSON COUNTY
COMMISSION #22529905