Karen Johnson Davidson County
Batch# 373619 DEEDWARR
03/17/2020 10:43:38 AM 3 pgs
Fees: $18.00 Taxes: $987.53
20200317-0029399

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Eugene Sieders
942 Todd Preis Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Quicken Loans Inc, its successors and/or assigns
1050 Woodward Ave
Detroit, Michigan 48226-1906

MAP 142
GROUP 05 0C
PARCEL 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ch&Ch, LLC., a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eugene Sieders, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. F-406, together with the Carport designated as No. F-406-C, in River Plantation Section 4, A condominium, Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson, County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recoded in Book 4860, pages 17, 18, and 19 of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108, and 109, Register's Office for said County, described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, Instrument Number 2005128-0010626 and supplemental and amended in Instrument Number 20050602-0062760 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement restrictive covenants, conditions and regulations imposed upon a relating to the property, apartments, co- owners, and tenants of River Plantation, Section Four, Condominium Apartment's, contained in the Mater Deed and the By-Laws appended thereto incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ch&Ch,LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, Substitute Trustee for Elite Title Company, LLC, dated November 4, 2019 and filed of record in Instrument No. 20191107-0114986, in the register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the plat of River Plantation, Section Four, of record in Book 4860, pages 17, 18, and 19, as amended in Book 4860, pages 107, 108, and 109, said Register's Office.
3. Utility Easement for Harpeth Valley Utility District of record Book 3770, page 6, said Register's Office.
4. Charter of River Plantation Section Four Homeowner's Association, Inc., of record Instrument No. 20050415-0042394, of said Register's Office.
5. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration

thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 4892, page 440; as amended at Book 4956, page 756; as amended in Instrument No. 20050128-0010626; and as amended in Instrument No. 20050602-0062760; Register's Office for said County.

6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 942 Todd Preis Drive, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Sieders, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 4th day of March, 2020.

Ch&Ch,LLCa Tennessee limited liability company

By: Eric Sox, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Eric Sox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Authorized Member of Ch&Ch,LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Authorized Member.

WITNESS my hand and official seal at office this 4th day of March, 2020.

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $266,900.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY