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

Karen Johnson Davidson County
Batch# 392113 **DEEDWARR**
04/27/2020 12:04:58 PM 2 pgs
Fees: $13.00 Taxes: $887.63
20200427-0043733

ADDRESS NEW OWNER:
Leah A Jonas
219 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 053
GROUP 16 0
PARCEL 159.00

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 **Leah A Jonas, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 9, on the plan of Jackson's Landing Estates, of record in Plat Book 7900, page 679, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Ch&Ch,LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, P.L.L.C., Successor Trustee for Scott R. Valby, dated January 16, 2020 and filed of record in Instrument No. 20191211-0127636, in the Register's Office for Davidson County, Tennessee.

CH and CH LLC being one in the same as CH&CH LLC.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Jackson's Landing Estates, of record in Plat Book 7900, page 679, said Register's Office.
3. Sanitary Sewer Easement of record Book 9290, page 832, said Register's Office.
4. 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 219 Pitts Avenue, Old Hickory, Tennessee 37138.

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 Leah A Jonas, an unmarried woman, her 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, her 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 24th day of April, 2020.

Ch&Ch, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, 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 **Member** of **Ch&Ch, LLC., a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Member.

WITNESS my hand and official seal at office this 24th day of April, 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 $239,900.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY