Karen Johnson Davidson County
Batch# 411508 DEEDWARR
06/08/2020 11:33:20 AM 2 pgs
Fees: $13.00 Taxes: $2,212.23
20200608-0058507

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

ADDRESS NEW OWNER:
Curb Appeal Development LLC Series 2
310 Summit Ave
Summit, NJ 07901-2218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE

MAP 081
GROUP 16 0
PARCEL 566.00

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 **Curb Appeal Development LLC, Series 2 a Tennessee Limited Liabilty Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 in the Subdivision of Narcisse Smith property, plan not of record and known as 1005 11th Avenue North, Nashville, TN and described as follows:

Beginning on the Westerly margin of 11th Ave North formerly Cumberland St. 60 feet Northerly from the Northerly margin of Jackson Street being the comer of Lots 3 and 4 thence with the Westerly margin of said Ave Northerly 60 feet to the comer of Lots 4 and 5; thence with the line between lots 140 feet to the Easterly margin of an alley; thence with the Easterly margin of alley Southerly 40 feet to the comer of Lots 3 and 4; thence Easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to CH & CH, LLC, by Substitute Trustee's Deed from William P. Moss III, as Substitute Trustee for Linda Hood, dated July 5, 2019 and filed of record in Instrument No. 20190712-0067900, 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. 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 1005 11th Avenue North, Nashville, Tennessee 37208.

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 Curb Appeal Development LLC, Series 2, its successors 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, its successors 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 5th day of June, 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 **Authorized Member** of **Ch & Ch, LLC,a Tennessee limited liability company,** 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 Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 5th day of June, 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 $597,900.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of June, 2020.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY