Karen Johnson Davidson County
Batch# 484520 DEEDWARR
09/28/2020 11:22:32 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200928-0111191

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

ADDRESS NEW OWNER:
Kevin Arnold
2135 B 14TH AVE N
Nashville, Tennessee 37208

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Quicken Loans Inc
1050 Woodward Ave
Detroit, Michigan 48226-1906

MAP 081
GROUP 03 3C
PARCEL 002.00 CO

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 **Kevin Arnold, a single 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:

Land in Davidson County, Tennessee being Unit No. B Of the Plan of Homes at 2135 14th Avenue North, together with private and limited common elements as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2135 14th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170425-0040369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ch & Ch, LLC, a Tennessee Limited Liability Company, by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for Jonathan R. Vinson, dated September 19, 2019 and filed of record in Instrument No. 20190924-0097004, in the Register's Office for Davidson County, State of 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 Plan of Homes at 2135 14th Avenue North, of record in Instrument Number 20170425-0040369, said Register's Office.
3. Charter of Homeowners Association of record Instrument Number 20170425-0040368, of 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 2135 B 14TH AVE N, 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 Kevin Arnold, a single man, 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 25th day of September, 2020.

Ch&Ch,LLC, a Tennessee limited liability companya

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, a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** 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 .

WITNESS my hand and official seal at office this 25th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY