Karen Johnson Davidson County
Batch# 508670 DEEDWARR
11/04/2020 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20201104-0129013

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29266

KAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Pham	Prime Lending	
5509 A Winn Avenue	18111 Preston Rd #900	091104A00100CO
Nashville, TN 37209	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **C&H Properties, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Linda Pham,** Single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 5509 Winn Avenue, a Horizontal Property Regime With Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5509 Winn Avenue, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20200715-0077130, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from David Lee Bibee unmarried of record in Instrument No. 20190910-0091560 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 10, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5509 A Winn Avenue, Nashville, TN 37209.**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 Grantor's hand this the 30th day of October, 2020.

C & H Properties, LLC

BY: _____
Alex H. Craw, Member

BY: _____
Keith A. Hendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw and Keith A. Hendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **C & H Properties, LLC**, the within named bargainor, a limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 30th day of October, 2020.

My Commission expires: 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY