Karen Johnson Davidson County
Batch# 541943 DEEDWARR
12/23/2020 12:10:58 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20201223-0152981

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2020.

Notary Public

My commission expires: 3-8-22

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
C&H Properties, LLC	**C&H Properties, LLC**	**04405020400**
303 & 305 Bridgeway Avenue	**P.O. Box 90680**	**04405020300**
Old Hickory, TN 37138	**Nashville, TN 37209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Richard Molina, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C&H Properties, LLC, a Tennessee limited liability company

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

Tract 1: 303 Bridgeway Ave. (Parcel ID 04405020400)

Property located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 261 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 261 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between parallel lines 154.4 feet on the easterly side and 156.9 feet on the westerly side and measures 50 feet thereon.

Tract 2: 305 Bridgeway Ave. (Parcel ID 04405020300)

Property located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 260 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 260 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between parallel lines 157.5 feet on the westerly side and 156.9 feet on the easterly side and measures 50 feet at the rear.

Being the same property conveyed to Richard Molina from Juan Molina and Laura Molina, husband and wife by Warranty Deed dated October 16, 2019, of record in Instrument No. 20191021-0107739, Register's Office for Davidson County, Tennessee.

Said property was used for investment purposes only and has never been the residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **303 Bridgeway Avenue, Old Hickory, TN 37138** and **unimproved** property known as 305 **Bridgeway Avenue, Old Hickory, TN 37138**.

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 in 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 my/our hand(s) this 22nd day of December, 2020.

Richard Molina

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Richard Molina,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2020.

Notary Public

My Commission Expires: 3-8-22

