Karen Johnson Davidson County
Batch# 551852 DEEDWARR
01/11/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210111-0004622

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $449,999.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021

Notary Public
My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Lauren Mira 4825 Lynn Dr Nashville, TN 37211	CapStar Bank 2002 Richard Jones Rd Ste. 300A Nashville, TN 37215	133-14-0-042.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CDH Properties, LLC, a Tennessee limited liability company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maria Lauren Mira,*** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Elysian Park as of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 188 feet on the North side of Lynn Drive and runs back 195 feet on the west line and 172 feet on the east line to a dead line in the rear on which it measures 153.5 feet.

Being the same property conveyed to CDH Properties, LLC by Warranty Deed from Larry K. Peck and David R. Peck, as Successor Trustees of the John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006 with deed being dated January 29, 2020 of record as Instrument No. 20200213-0016580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4825 Lynn Dr, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 4th day of January, 2021.

CDH Properties, LLC

By: _____
Charles D Hudson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles D. Hudson, Sole member of CDH Properties, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as **Sole Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of January, 2021.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2020116887

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON