Karen Johnson Davidson County
Batch# 554944 DEEDWARR
01/15/2021 10:20:31 AM 4 pgs
Fees: $23.00 Taxes: $222.00

20210115-0007056

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-02-2024

Subscribed and sworn to before me, this 14th day of January, 2021.

Notary Public
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
C & H Properties, LLC P.O. Box 90680 Nashville, TN 37209	New Owner	070-05-0-025.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joel McClanahan, Linda Kay McClanahan and Carolyn M. Lackey as devisees of the Estate of H.E. McClanahan and Eva M. Ruehl as sole Heir at Law of Joyce M. Ruehl aka Joyce Elton McClanahan**, hereinafter called the Grantor(s), has/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 Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Alpine Terrace, of record in Book 421, Page 131, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southwest corner of said part of Lot No. 14, along Alpine Avenue, in a northeasterly direction, 80 feet to a point in said line of remaining part of Lot No. 14; thence northwesterly and parallel with the remaining part of Lot No. 14, 110 feet, more or less, until it intersects with the westerly line of the remaining part of Lot No. 14; thence southerly along and with said westerly boundary line 140 feet, to the beginning.

BEING the same property conveyed to H.E. McClanahan, by Final Decree Confirming Sale, Case No. 78-369-I, dated 2/1/1979 and recorded 4/4/1979 in Book 5415, Page 419, in the Register's Office of Davidson County, Tennessee. The said H.E. McClanahan having since died on November 29, 1997, his Estate having been probated under Docket No. 97P1850 in the Probate Court for Davidson County, Tennessee and by his Last Will and Testament he devised his property equally to his children, Joel H. McClanahan, Kay McClanahan, Carolyn M. Lackey and Joyce M. Ruehl. The said H.E. McClanahan is also known as Henry E. McClanahan. The Estate of H.E. McClanahan was closed by Order filed 5/16/2002 in the Probate Court for Davidson County, Tennessee. The said Joyce M. Ruehl, aka Joyce Elton McClanahan having since died on 11/5/2018 leaving Eva Ruehl as her sole heir at law. See Affidavits of Heirship of record as Instrument Number 20210115-0007052 **and** 20210115-0007053 **Register's Office of Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all existing easements and all matters shown on plat of record in Book 421, Page 131; and Easement reserved in Book 2958, Page 391, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (____) improved (__X__) unimproved property, known as: 0 Alpine Drive, Nashville, TN 37218

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 14th day of January, 2021.

Joel McClanahan, as devisee of the Estate of H.E. McClanahan

Joel McClanahan, as Executor of the Estate of H.E. McClanahan

Linda Kay McClanahan, as devisee of the Estate of H.E. McClanahan,
by Joel McClanahan, Attorney-in-Fact

Carolyn M. Lackey, as devisee of the Estate of H.E. McClanahan,
by Joel McClanahan, Attorney-in-Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Joel McClanahan**, the bargainor(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 and official seal, this 14th day of January, 2021.

Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public: Brenda Huntsman

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel McClanahan**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the Attorney in Fact of **Linda Kay McClanahan**, the bargainors, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of January, 2021.

Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public: Brenda Huntsman

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel McClanahan**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the Attorney in Fact of **Carolyn M. Lackey**, the bargainors, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of January, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



Eva M. Ruehl, as sole Heir at Law of Joyce M. Ruehl
aka Joyce Elton McClanahan

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Eva M. Ruehl**, the bargainor(s), with whom I am personally acquainted or proved tc 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 and official seal, this _____ day of January, 2021.

Commission Expires: _____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On JAN. 13TH 2021 before me, GABRIEL GONZALEZ II, NOTARY PUBLIC
(Date) (Here Insert Name and Title of the Officer)

personally appeared EVA M. RUEHL
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)

GABRIEL GONZALEZ II
Notary Public - California
Los Angeles County
Commission # 2270733
My Comm. Expires Dec 13, 2022