THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201231972

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $171,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of January, 2021.

Notary Public
My Commission Expires: 1-24-21

Karen Johnson Davidson County
Batch# 557887 **DEEDWARR**
01/21/2021 09:45:34 AM 2 pgs
Fees: $13.00 Taxes: $632.70

20210121-0009076

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CDH Properties LLC 2613 Neldia Court Nashville TN 37206	New Owner	Tax Parcel ID No. 072 10 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judy Diane Wauford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CDH Properties, LLC, A Tennessee limited liability Company and Mainsale, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, Neldia Court on the Map of Neldia Heights, as of record in Book 2663, Page 47, Register's Office for said County.

Said Lot No. 12 fronts 54 feet on the Easterly side of Neldia Court and runs back 90.2 feet on the Northerly line and 121.4 feet on the Southerly line to a dead line measuring 62.5 feet thereon.

Being the same property conveyed to Judy Diane Wauford, a married woman, by Quitclaim Deed from Judy Diane Wauford f/k/a Judy Diane Pregel, of record in Instrument No. 20051229-0156067, in the Register's Office of Davidson County, Tennessee, dated December 23, 2005 and recorded on December 29, 2005. Joe B. Wauford, Sr. having since died on June 9, 2012 leaving Judy Diane Wauford as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neldia Heights, as recorded in Plat Book 2663, Page(s) 47.

Easement recorded in Instrument No. 20120228-0017172.

This is improved property located at 2613 Neldia Court Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2021.

Judy Diane Wauford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy Diane Wauford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

