39B

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 $1,175,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021

Notary Public
My commission expires: 7/9/29

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 565692 DEEDWARR
02/01/2021 03:04:44 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20210201-0014453

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Dubler	NAVY FCU	118-01-0-062.00
1207 Dallas Avenue	820 Follin Lane SE	
Nashville, TN 37212	VIENNA, VA 22180	

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 **Ashley Dubler, an unmarried woman** 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:

Land in Davidson County, Tennessee, being Lot No. 35, as shown on the map entitled Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DALLON HUDSON, A SINGLE MAN, by deed from PAMELA LAMBIASE, UNMARRIED AND BRANDON ROY FLETCHER, UNMARRIED, of record as Instrument No. 20180905-0087860 , dated August 15, 2018 , said Register's Office.

DALLON HUDSON, A SINGLE MAN , further conveyed said property to CDH PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20180905-0087862, dated August 15, 2018, said Register's Office.

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 1207 Dallas Avenue, Nashville, TN 37212

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 29th day of January, 2021.

CDH Properties, LLC

By: _____
Charles Dallon 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 Dallon 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 29th day of January, 2021.

_____
Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021016933