Karen Johnson Davidson County
Batch# 568928 DEEDWARR
02/05/2021 09:53:23 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20210205-0016794

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
L & L TN R LLC
406 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
SAME

MAP 053
GROUP 16 0
PARCEL 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ch&Ch, LLC., a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **L & L TN R LLC., a Wyoming limited liability company, as to an undivied 25% interest, DHB R LLC., a Wyoming limited liability company, as to an undivied 25% interest and Larry Cox, as to an undivied 50% interest,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being part of Lot Nos. 9 and 10 on the unrecorded Plan of Life & Casualty Insurance Co.'s Subdivision, property as described in book 4582, page 691, in the Register's Office of Davidson County, Tennessee, and further described according to survey made by John B. Kohl and Co., dated January 24, 1984, as follows:

BEGINNING on the easterly margin of Pitts Avenue at a point 283 feet northerly of the center line of Hopewell Road, formerly Old Hadley Bend Road; thence with said Avenue North 27 deg. 30 min. East 85 feet; thence South 57 deg. 40 min. East 214.7 feet; thence South 32 deg. 30 min. West 85 feet; thence north 57 deg. 34 min. West 207.4 feet to beginning.

Being the same property conveyed to CH & CH LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated January 27, 2021 and filed of record 2/5/2021 in Instrument No. 20210205-0016793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 4582, page 691, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 406 Pitts Avenue, Old Hickory, Tennessee 37138.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L & L TN R LLC., a Wyoming limited liability company, as to an undivied 25% interest, DHB R LLC., a Wyoming limited liability company, as to an undivied 25% interest and Larry Cox, as to

an undivied 50% interest, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands this the 3rd day of February, 2021.

Ch&Ch, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Ch&Ch, LLC., a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 3rd day of February, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of February, 2021.

NOTARY PUBLIC
My Commission Expires My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY