Karen Johnson Davidson County
Batch# 622040 DEEDWARR
04/26/2021 08:34:12 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210426-0054857

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

ADDRESS NEW OWNER:
Tonya Eugena Ridley
624 Tosha Court
Nashville, Tennessee 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Cardinal Financial Company
P.O. Box 961292
Fort Worth, Texas 76161

MAP 070
GROUP 02 0
PARCEL 112.00

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 **Tonya Eugena Ridley, a single woman**, hereinafter called the "GRANTEE", her heirs 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 Lot No. 17 on the Plan of Tosha's Court Section Three of record in Book 9700, Page 60, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CH & CH, LLC, by Substitute Trustee's Deed from Mackie Wolf Zeintz & Mann, P.C., as Substitute Trustee, dated July 17, 2020 and filed of record July 23, 2020 in Instrument No. 20200723-0081043, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Tosha's Court, of record in Book 9700, Page 60, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 613 Tosha Court, Nashville, Tennessee 37218.

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 Tonya Eugena Ridley, a single woman, her heirs 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, her 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 our hands this the 20th day of April, 2021.

CH & CH LLC., a Tennessee Limited Liability Company

By: Eric Sox, Manager

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 **Manager** of **CH & CH LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Eric Sox,** and that he as such **Manager,** with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Manager.

WITNESS my hand and official seal at office this 20th day of April, 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 $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of April, 2021.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY