Karen Johnson Davidson County
Batch# 634670 DEEDWARR
05/12/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20210512-0064031

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$340,000.00~~ 329,000.00 (D)

Affiant

Subscribed and sworn to before me, this 10th day of May, 2021

Notary Public
My commission expires 5-10-2024

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Grace Bailey	Simmons Bank	072-10-0-210.00
2613 Neldia Ct	PO Box 8010	
Nashville, TN 37206	Little Rock, AR 72203	

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, and Mainsale, LLC a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Grace Bailey, unmarried and Jennifer Adkins, married, as joint tenants** 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. 12, on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 74, Register's Office for Davidson County, Tennessee.

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 CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company, by Warranty Deed from Judy Diane Wauford, an unmarried, woman, dated January 19, 2021 of record as Instrument No. 20210121-0009076, Register's Office for Davidson County, Tennessee.

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 2613 Neldia Ct, Nashville, TN 37206

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 10th day of May, 2021.

CDH Properties, LLC

By: _____
Dallon Hudson
Its: Sole Member

Mainsale, LLC

By: _____
Dan Tito
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 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 10th day of May, 2021.

_____
Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 6-17-2024

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 Dan Tito, sole member of Mainsale, 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 10th day of May, 2021.

_____
Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2021037036

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY