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 $240,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 642587 DEEDWARR
05/24/2021 10:31:11 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20210524-0069897

Address of New Owner:	Send Tax Bills to:	Tax Information
CDH Properties, LLC 4862 Lynn Drive Nashville, TN 37211	New Owner	042-11-0-048.00

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, **Uldene Jones Christian,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **CDH Properties, LLC, a Tennessee limited liability company, Mainsale, LLC, a Tennessee limited liability company, and Steve Brakman,** all as tenants in common with an undivided one-third ownership interest each, hereinafter called the Grantee(s), their successors, 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 part of Lot No. 13 on the map of Section 1, Haven Acres of record in Plat Book 2331, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being part of Lot No. 13 fronts 100.28 feet on the westerly side of Diane Court and runs back 285 feet more or less on the southerly line and 376.12 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 83.86 feet.
>
> Being the same property conveyed to LOUIS RAY CHRISTIAN AND WIFE, ULDENE JONES CHRISTIAN, by deed from D.C. TRAYLOR AND WIFE, ANNIE WALKER TRAYLOR, of record in Book 2877, page 515, dated February 20, 1959, said Register's Office. The said Louis Ray Christian having since died on or about May 8, 1992, leaving Uldene Jones Christian as the surviving tenant by the entirety.

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 102 Diane Court, Madison, TN 37115.

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 22nd day of April 2021.

Uldene Jones Christian by Rick Christian attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared, Rick Christian, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Uldene Jones Christian, and who acknowledged that he executed the same as the free act and deed of Uldene Jones Christian.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of April 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021036996