Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0269

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of June, 2021

Notary Public

Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 658677 DEEDWARR
06/17/2021 09:42:11 AM 4 pgs
Fees: $23.00 Taxes: $444.00

20210617-0081820

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE M. CATHERINE CLEARWATERS

Address of New Owner	Send Tax Bills To:	Map & Parcel
C&H Properties LLC 1818 Ashton Avenue Nashville, TN 37218		069-16-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Latisha R. Smith, as Administrator of the Estate of Ronald Smith and as heir at law of Ronald Smith, Desmond Steele, as heir at law of Ronald Smith and Theresa Bowden, Janice Smith, Belinda Bowden, Richard Bowden, Sr. and Sandra Renee Bowden, as the heirs at law of Vinnie B. Bowden**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
C&H Properties LLC
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND in Davidson County, Tennessee, being the South one-half of Lot No. 38 on the Map of Ashton's Subdivision of the L.M. Lewis Farm at Bordeaux, Tennessee, of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the East side of the Ashton Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ronald Smith and Vinnie B. Bowden by Warranty Deed from Gregg Poole, dated 5/16/2001 and recorded 5/22/2001 in Instrument No. 20010522-0052711, Register's Office for Davidson County, Tennessee.

The said Ronald Smith having since died intestate on 5/19/2020. His estate is being probated in Davidson County under Docket No. 20P1236. Latisha R. Smith has been appointed as the Administrator of the Estate. Per the Petition to Probate, the heirs at law of Ronald Smith are Latisha R. Smith and Desmond Steele.

The said Vinnie B. Bowden having since died intestate on 7/6/2011, Theresa Bowden, Janice Smith, Belinda Bowden, Richard Bowden, Sr. and Sandra Renee Bowden are the heirs at law of Vinnie B. Bowden.

Order Approving Purchase and Sale Agreement, entered 5/21/2021 in the Circuit Court for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument No. 20210617-0081816 Instrument No. 20210617-0081817; Instrument No. 20210617-0081818; and Instrument No. 20210617-0081819, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No._____ and Instrument No._____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1818 Ashton Avenue Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of June, 2021.

Estate of Ronald Smith

By: _____
Latisha R. Smith, Administrator

_____
Latisha R. Smith, heir at law of Ronald Smith

_____
Desmond Steele, heir at law of Ronald Smith, by Latisha R. Smith, his Attorney-In-Fact

_____
Theresa Bowden, heir at law of Vinnie B. Bowden, by Latisha R. Smith, her Attorney-In-Fact

_____
Janice Smith, heir at law of Vinnie B. Bowden

_____
Belinda Bowden, heir at law of Vinnie B. Bowden

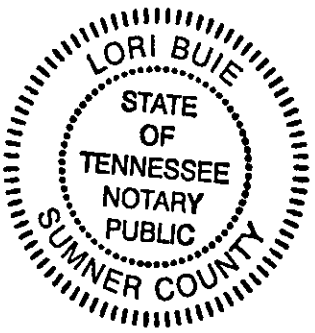
_____
Richard Bowden, Sr., heir at law of Vinnie B. Bowden

_____
Sandra Renee Bowden, heir at law of Vinnie B. Bowden

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latisha R. Smith, Administrator of the Estate of Ronald Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of June, 2021.

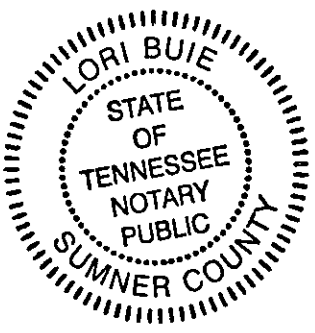


Lori Buie
Notary Public
My Commission Expires: 8/21/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latisha R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of June, 2021.

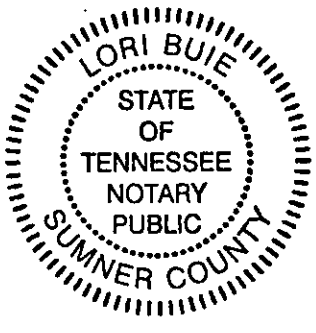


Lori Buie
Notary Public
My Commission Expires: 8/21/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latisha R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Desmond Steele and that she is authorized by Desmond Steele to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of June, 2021.



Lori Buie
Notary Public at Large
My commission expires: 8/21/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Latisha R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Theresa Bowden and that she is authorized by Theresa Bowden to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of June, 2021.

Lori Buie
Notary Public at Large
My commission expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janice Smith, Belinda Bowden, Richard Bowden, Sr. and Sandra Renee Bowden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of June, 2021.

Lori Buie
Notary Public
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY