This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13216-RR

Karen Johnson Davidson County
Batch# 702927 DEEDWARR
08/23/2021 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210823-0113640

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2021.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
X5 Construction LLC 101 Tilbury Brentwood, TN 37027	FirstBank, a Tennessee banking corporation 722 Columbia Avenue Franklin, TN 37064	081-01-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C&H Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **X5 Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 all of Lot No(s) 35, on the Plat of Hailey's Subdivision of Part of Block 5 in G.T. Sheegog Subdivision, of record in Book 547, Page 155, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to C & H Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from David Edward Lovell and Pamela Franklin Lovell, as Co-Trustee of the David and Pamela Lovell Tennessee Community Trust u/a/d December 09, 2015 of record in Instrument No. 20191220-0131488 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 20, 2019.

This is improved property located at: **1819 River Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th 19th day of August, 2021.

GRANTOR:

C&H Properties LLC, a Tennessee Limited Liability Company

By: _____
Alex Craw

By: _____
Keith Hendrick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Craw, and Keith Hendrick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signors of C&H Properties LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th 19th day of August, 2021. JM

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202108230113640

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/2021.

Affiant Signature

8/23/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

