Karen Johnson Davidson County
Batch# 718520 DEEDWARR
09/17/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210917-0125034

Name and Address of New Owner:
Brian Urness
909 Trice Dr
Nashville TN 37064
Send Tax Bills To:
Brian Urness
909 Trice Dr
Nashville TN 37064
This Instrument Prepared By:

CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 091-06-0-150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **CHW Solutions, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Urness, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, Being Lot No. 64 on the plan of West Park Addition, of record in Book 2330, Page 39, Register's Office for said County.

Said Lot No. 64, which is a corner lot, fronts 55.05 feet on the Northwesterly margin of Trice Drive and fronts 65 feet on the Southwesterly margin of Couch Drive, said frontages being joined by a curve having a length of 39.23 feet, and extends back 80 feet on the Northwesterly line and 90 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to William Cole, a married man, by deed dated August 10, 2016, and recorded August 12, 2016, from Nell Polk and husband, Ronald Polk and Elizabeth Hatcher, an unmarried person as joint tenants with right of survivorship, of record in Instrument Number 20160812-0084082 and being the same property conveyed to Music City Financial, LLC, a Limited Liability Company, by deed dated December 23, 2020, and recorded December 28, 2020, from William Cole, a married man, of record in Instrument Number 20201228-0153791 and being the same property conveyed to CHW Solutions, LLC, by deed dated December 23, 2020, and recorded February 3, 2021, from Music City Financial, LLC, of record in Instrument Number 20210203-0015976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of September, 2021.

CHW Solutions, LLC, a Limited Liability Company

By: Frederick William Henry Hemmrick, Matthew Lee Chester

Name: Frederick William Henry Hemmrick, Matthew Lee Chester

Its: Members

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, personally appeared Matthew Lee Chester and Frederick William Henry Hemmrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of CHW Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal this 8th day of September, 2021.

Tabitha Hardin
Notary Signature

My commission expires: 2/19/2024

Tabitha Hardin STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of September, 2021.

Notary Signature
My commission expires: 02-01-2025

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

202109170125034

Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or 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 09-08-2021 (date of document).

Affiant Signature

09-08-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suazo
State of Tennessee Notary Public
Davidson County