Karen Johnson Davidson County
Batch# 731430 DEEDWARR
10/07/2021 12:15:19 PM 3 pgs
Fees: $18.00 Taxes: $808.45
20211007-0134937

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37067

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gr
this transfer is $218,500.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2021

Notary Public
My commission expires: 6-23-25

Address of New Owner:	Send Tax Bills to:	Tax Information
CDH Properties, LLC 4034 Boyd Dr Nashville, TN 37218	Same	059-09-0-102.00

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, **Clark G. Jones Jr and Donna Jones Collier and Wakius B. Hereford and Cionna L. Hereford,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CDH Properties, LLC a Tennessee limited liability company, and Knox Valley Partners, LLC a Tennessee limited liability company, and Parker Place Partners, LLC, a Tennessee limited liability company, and Jerry Larson,** 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 Lot No. 153 on the Plan of Haynes Estates, Section 3, of record in Book 4175, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 153 fronts 82.7 feet on the easterly side of Boyd Drive and runs back between lines, 136.06 feet on the northerly side and 138.86 feet on the southerly side, to a line at the rear on which it measure 70.35 feet thereon.

Being the same property conveyed to Clark G. Jones and wife, Elizabeth B. Jones, by Warranty Deed form W. L. Bainbridge Company dated June 29, 1970 of record in Book 4429, page 984, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed Martin Sir, Trustee, from Clark G. Jones and conveyed to Elizabeth B. Jones from Martin Sir, Trustee, by Quitclaim Deed dated February 10, 1996 of record in Book 9959, page 851, Register's Office for Davidson County, Tennessee.

Said Elizabeth B. Jones having since died intestate in _____ County, Tennessee on December 12, 2020, leaving James Samuel Gooch, Clark G. Jones, Jr., Donna Jones Collier, Wakius B. Hereford and Cionna L. Hereford as her only surviving heirs.

Further, being the same property conveyed to Clark G. Jones, Jr., Donna Jones Collier, Wakius B. Hereford and Cionna L. Hereford by Quitclaim Deed from James Samuel Gooch dated June 18, 2021 of record as Instrument No. 20210702-0089893, 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 4034 Boyd Dr, 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 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 5th day of October, 2021.

Clark G. Jones Jr

Wakius B. Hereford

Cionna L. Hereford

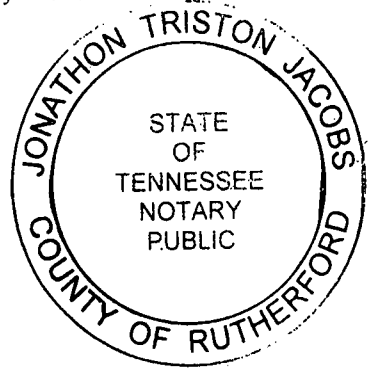
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clark G. Jones Jr, Donna Jones Collier, Wakius B. Hereford, and Cionna L. Hereford,** 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.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of October, 2021.

Notary Public

My Commission expires: 6-23-25



Donna Jones Collier

Donna Jones Collier

STATE OF Texas
COUNTY OF Hunt

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Jones Collier**, 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.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of October, 2021.

Susan G. Ingram
Notary Public

My Commission expires: 2/15/2024

FILE NO: 2021077153

SUSAN G. INGRAM
Notary Public
STATE OF TEXAS
Commission Expires 02/15/2024
Notary ID# 1179885-1