(1)

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 757840 DEEDWARR
11/18/2021 01:28:39 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20211118-0153771

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Haley Dust
Affiant

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

Mary Joe Hartz
Notary Public
My commission expires: 9.2.24

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Haley Dust	Legacy HomeLoans	132-16-0-020.00
4732 Timberhill Dr	4004 Hillsboro Pk	
Nashville, TN 37211	Nash, TN 37215	

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, **CDH Properties, LLC a Tennessee limited liability company and Mainsale, LLC, a Tennessee limited liability company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Haley Dust, unmarried woman and Glen Dust, married man Joint Tenants with rights of survivorship** hereinafter called the Grantee(s), their 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. 797 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company, by Warranty Deed from William Crotty and wife, Suzanne Crotty, dated March 1, 2021 of record as Instrument No. 20210304-0028240, 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 4732 Timberhill Dr, Nashville, TN 37211

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 November, 2021.

CDH Properties, LLC
A Tennessee limited liability company

By: _____
Charles D Hudson
Its: Sole Member

Mainsale, LLC
a Tennessee limited liability company

By: _____
Daniel R Tito
Its: President

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 Charles D Hudson, Sole Member of **CDH Properties, LLC a Tennessee limited liability company** 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 as Sole Member.

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

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 Daniel R Tito, President of **Mainsale, LLC a Tennessee limited liability company** 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 as President.

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

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2021107224