Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 301
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 greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2021

Notary Public
My commission expires: 6-23-25

Address of New Owner:	Send Tax Bills to:	Tax Information
CDH Properties, LLC 225 Lovell St. Madison, TN 37115	← Same	043-09-0-070.00

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, **Robert Earle** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CDH Properties, LLC,** 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. 18, Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Robert W. Earle and wife, Mary L. Earle, by Warranty Deed from Salvatore Carrozza and wife, Mary Vantrease Carozza; and Phil Colley and wife, Margaret Vantrease Colley, dated January 30, 1985 of record in Book 6485, page 574, Register's Office for Davidson County, Tennessee. Mary Earle having since died on June 13th, 2019 leaving Robert W. Earle as sole surviving tenant.

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 225 Lovell St., Madison, TN 37115

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.

Karen Johnson Davidson County
Batch# 758741 DEEDWARR
11/22/2021 09:52:53 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20211122-0154569

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 16th day of November, 2021.

Robert Earle

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 **Robert Earle,** 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 16th day of November, 2021.

Notary Public

My Commission expires: 6-23-25

FILE NO: 2021097217

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD